

Notice of Preparation

Date: November 22, 2010

To: Responsible Agencies and Interested Parties

From: Nicole Sauviat Criste, Planning Consultant, City of La Quinta

Subject: Transmittal of Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the La Quinta General Plan Update, City of La Quinta, Riverside County, California

Enclosed please find the above referenced NOP to prepare a Draft EIR for the City of La Quinta General Plan Update.

The project involves the assignment of land use designations on incorporated lands, and its Sphere of Influence. The Notice of Preparation is your opportunity to provide comments and suggestions for issues that should be addressed in the Draft EIR. The enclosed material includes regional and vicinity maps, and the draft Land Use Designations and allocation tables.

A Scoping Meeting has been scheduled for December 8, 2010, at 2:00 PM. The Scoping Meeting will be held in the Study Session Room at City Hall, located at 78-495 Calle Tampico, La Quinta, CA 92253.

The NOP comment period runs from **November 24, 2010 to December 23, 2010**. If you have comments, please submit them prior to December 22, 2010. You may FAX comments to the attention of Nicole Sauviat Criste, Terra Nova Planning & Research, at FAX No. (760) 341-4455 within this time frame. Please also send hard copies to the City, attention Andrew Mogensen, via mail to the address below to assure legible and reproducible originals.

Mr. Andy Mogensen
Principal Planner
City of La Quinta
P. O. Box 1504
La Quinta, CA 92253

If you have any questions regarding the enclosed or require additional information, please do not hesitate to contact me at (760) 341-4800 or Mr. Mogenson at (760) 777-7125.

Environmental Checklist Form

1. Project title: La Quinta General Plan Update, General Plan Amendment No. 2010-121
2. Lead agency name and address: City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
3. Contact person and phone number: Andrew J. Mogensen, AICP
760-777-7125
4. Project location: The City Limits including the Sphere of Influence for the City of La Quinta.
(See Project Location below)
5. Project sponsor's name and address: City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253
6. General Plan Designation: Multiple 7. Zoning: Multiple
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.) **(See Project Description below)**
9. Surrounding land uses and setting: Briefly describe the project's surroundings: **(See Surrounding Land Uses below)**
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

INTRODUCTION

The City of La Quinta, an incorporated community located in central Riverside County, California, is undergoing a comprehensive Update to the city's General Plan. The General Plan is a State mandated document that provides a "blueprint" for cities and highlights a city's long-term goals, policies and programs. California Government Code (Section 65300) requires that incorporated cities and counties prepare a General Plan to regulate the physical development of all lands under the jurisdiction of the community, including legally recognized Sphere of Influence. The La Quinta General Plan Update will incorporate all lands within the City's jurisdictional boundary and the surrounding Sphere of Influence area. The city's current and existing General Plan was most recently adopted March 20, 2002, and it is anticipated the new updated General Plan will be adopted in 2011.

PROJECT INFORMATION

The General Plan Update includes all lands within the jurisdiction boundary of La Quinta, as well as those in the Sphere of Influence. These two areas combined will be addressed and referred to as the "General Plan Update Planning Area" for purposes of this document. The General Plan Update Planning Area encompasses approximately 30,957 acres, including 22,855 acres in the jurisdictional boundary and 8,101 acres within the Sphere of Influence (see Tables 3 & 4). The Sphere of Influence includes areas that may become annexed into the City of La Quinta in the future.

Over the past year, the City of La Quinta has been engaged with the community to discuss overall and specific goals regarding the City's future. A series of public workshops, City Council meetings and Planning Commission meetings have been held to discuss significant community issues. The General Plan Update will include changes to existing land use designations and provide new goals, policies and programs for all General Plan elements within the Planning Area.

A detailed assessment of existing land use designations in the General Plan Update Planning Area has been conducted, and changes to land use designations will occur in the City and Sphere of Influence. Existing land uses have been consolidated and combined into new land use designations. The proposed land use designations are described below in Table 2 and are shown in Exhibit 4.

California Government Code Section 65302 requires that a General Plan include the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. These statutory elements will be addressed in the La Quinta General Plan Update. A Sustainable Community Element and Economic Development Element will be added to the Plan.

ENVIRONMENTAL/EXISTING CONDITIONS

Project Location

The City of La Quinta General Plan Update Planning Area is situated in the south central region of the Coachella Valley, located in the central portion of Riverside County, California (See Exhibit 1, Regional Location Map). The Planning Area is in what is known as the Salton trough, which is a fault-controlled valley basin with expansive and varying geography and biological habitats. The topography of the region is varied and includes areas nearly 200 feet below sea level and mountain peaks rising approximately 11,500 feet above sea level. Within the General Plan Update Planning Area, elevations range from 1,600 feet above sea level, along peaks of Coral Reef Mountains in the

southwestern portion of the Planning Area, to a low of 190 feet below sea level in the southeastern portion of the Sphere of Influence.

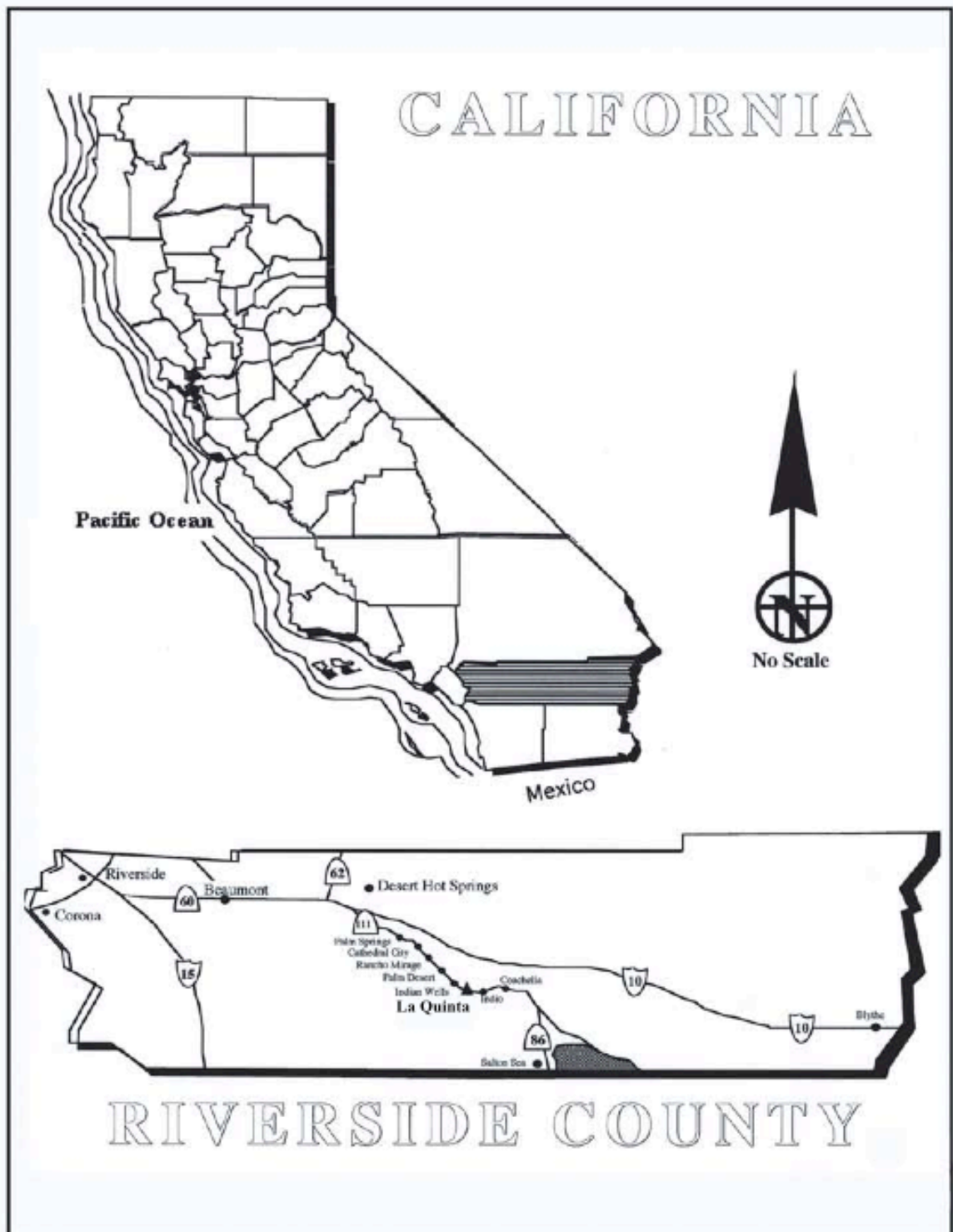
The boundaries of the General Plan Update Planning Area can be generally described as being bound on the north by Hovley Lane East, on the south by Avenue 64, on the west and southwest by the Santa Rosa Mountains, and on the east by Harrison Street. The boundaries of the Planning Area are illustrated in Exhibit 2 (Vicinity Map). More specifically, the Planning Area is situated in the following USGS Quads: La Quinta, Indio, Palm Desert, and Valerie, California. A detailed description of the incorporated City limits and Sphere of Influence is found below.

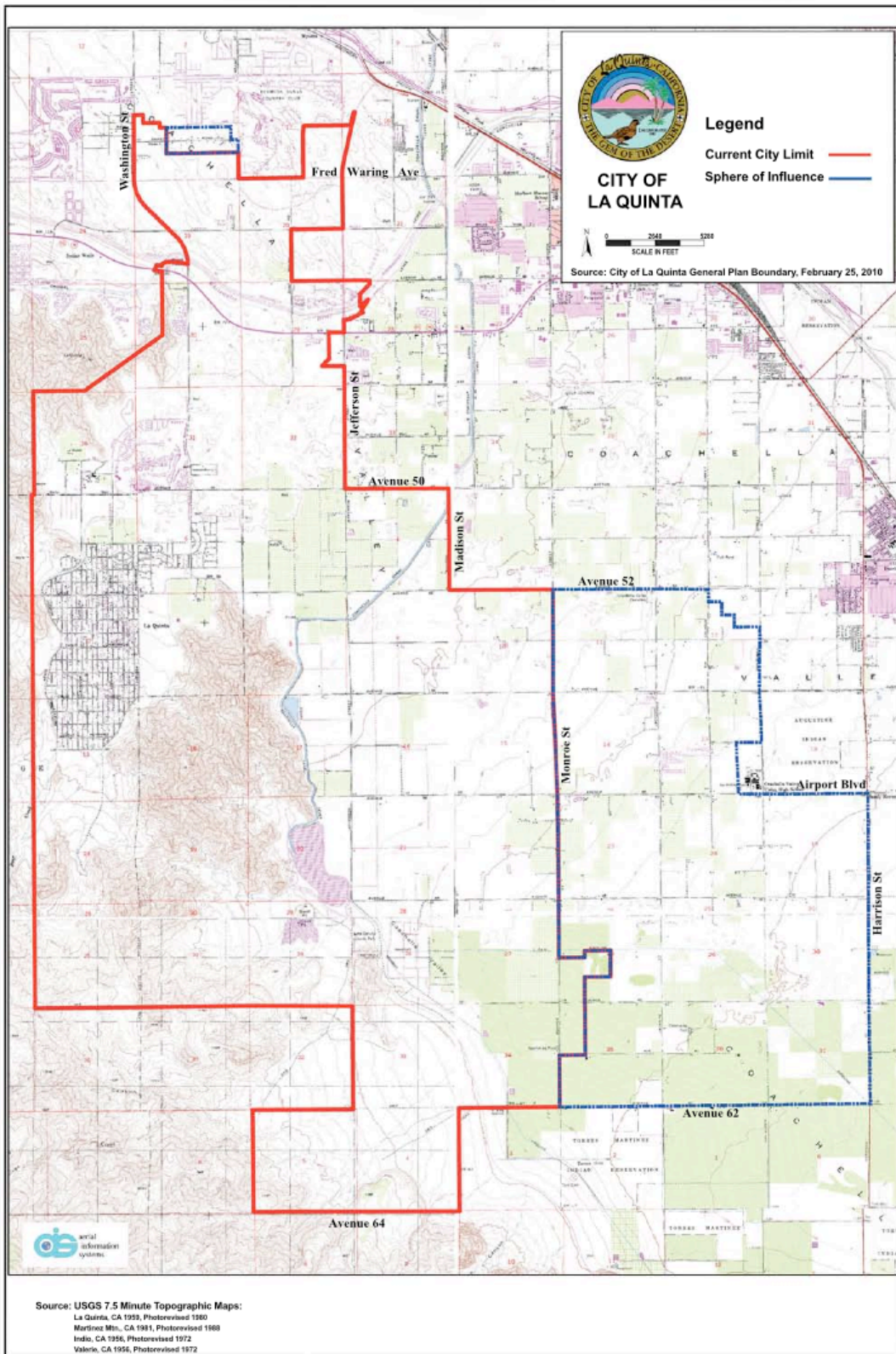
The incorporated City limits of the City of La Quinta can be more specifically described as the following:

- Portions of Section 25 and all of Section 36, Township 5 South, Range 6 East; Sections 1,12,13,24, and 25, Township 6 South, Range 6 East; portions of Section 17 18, 19, 20,28,29, and 30, and all of Sections 31 and 32, Township 5 South, Range 7 East; portions of Section 26, 35 and all of Sections 4, 5, 6,7,8,9,10,15,16,17,18, 19, 29, 21, 22, 27, 28, 29, 30, 33 and 34, Township 6 South, Range 7 East; Sections 4 and 5, Township 7 South, Range 7 East of the San Bernardino Baseline and Meridian.

The Sphere of Influence of the City of La Quinta includes the following:

- Portions of Section 18, Township 5 South, Range 7 East; and portions of Section 12, 13, 26 and 35 and all of Sections 11, 14, 23, 24, 25, and 36, of Township 6 South, Range 7 East; all of Section 19, 30, 31 of Township 6 South, Range 8 East of the San Bernardino Baseline Meridian.





Current Land Designations and Uses

La Quinta is currently governed by the 2002 Comprehensive General Plan, which was adopted on March 20, 2002 and subsequently amended. The 2002 General Plan, as currently amended, encompasses the incorporated City of La Quinta,; two Sphere of Influence areas, one located at the north end of the City in the Darby Road area, and one located east of the City limits; and a Planning Area 2, which was outside and east of the City's Sphere of Influence. The 2002 Land Use Map, as seen in Exhibit 3, shows the delineation between these three areas and the differing land uses. Table 1 shows a statistical summary of land uses from the 2002 General Plan.

Incorporated La Quinta

According to Exhibit 3, the current city limits are generally bound on the west by Washington Street and the Santa Rosa Mountains, on the north by Hovley Lane East, on the east by Jefferson Street and Monroe Street, and on the south by Avenue 64. The City is comprised of a flat valley floor containing sand dunes and sand fields, and low mountains, foothills and alluvial fans, which are characteristic of the desert environment. Development within the City is located primarily on the valley floor. The mountains and foothills in the western portion of the city are designated as Open Space. Historically, flat areas within La Quinta were agricultural lands, however recent growth has led to increased urbanization of residential, commercial, and resort developments within the jurisdictional boundary.

The current land use pattern in La Quinta is similar to the low density residential and resort developments found throughout the Coachella Valley. Current residential land uses designations include Very Low Density, Low Density, Medium Density, Medium-High Density, and High Density Residential. According to Table 1, approximately 40% of the City is designated residential, of which 76% is considered Low Density Residential. Many of the golf course communities found throughout La Quinta, such as PGA West, are designated as Low Density Residential. Medium Density Residential is the second most common residential land use designation and makes up approximately 17% of residential uses. Medium Density Residential is predominantly found in the Cove community of La Quinta, but is also found in the northern region of the City near Highway 111. High Density Residential land uses make up only 1% of residential land uses, and are generally found north of Avenue 48, between Adams Street and Dune Palms Road and along Washington Street in the far northwest corner of the City.

The majority of residential areas in incorporated La Quinta are developed. Vacant lots still are found interspersed throughout the City, and south of Highway 111. Areas designated as Very Low Density Residential, for the most part, are built with single family homes at densities no greater than two dwelling units per acre. Land uses assigned the Low Density Residential designation are the most prevalent in the City, and are predominantly developed as master-planned subdivisions and golf course communities. These residential subdivisions are built primarily with single family homes at densities of approximately three dwelling units per acre. Vacant land in the southeastern and southern portions of the City remains available for Low Density Residential development. Land uses associated with Medium Density Residential are predominately found in the Cove, and include a mix of single and multi-unit homes developed at densities of up to eight dwelling units per acre. The southern portion of the Cove is predominantly single family homes, whereas the northern portion of the Cove has a mix of both single and multi-unit residential. Vacant lands still exist in the form of scattered parcels in the Cove. Land uses associated with the Medium-High Residential designation are found in the far southern portion of the City, and consist of planned communities. Land uses associated with High Density Residential areas are developed as multi-family dwelling units with densities of up to sixteen units per acre. These land uses are found in the northern portion of La

Quinta near Washington Street, on lands immediately south of Highway 111, and near Avenue 48 and Adams Street.

Commercial and office land use designations are also scattered throughout the City. Approximately 6% of all lands are designated commercial, and include Mixed/Regional Commercial, Community Commercial, Neighborhood Commercial, Commercial Park, Office, Tourist Commercial, and Village Commercial. Mixed/Regional Commercial and Tourist Commercial designations are the most prevalent commercial land uses, and make up 33% and 29% respectively, of all commercial land uses. Commercial and Office designations are located primarily along Washington Street, Highway 111, Jefferson Street, Monroe Street, and within the Village area.

Land uses associated with the Mixed/Regional Commercial designation are found along Highway 111, in the northern portion of the City, and include major retail centers with multiple anchor tenants, small shops, coffee houses, restaurants, banks, and service stations. They also include big box retail centers, such as the Walmart Supercenter, Costco, Home Depot, Target and Kohl's. The Tourist Commercial designation is found in various locations throughout La Quinta, and land uses associated with this designation include large resort-style facilities and smaller hotels. Land uses associated with the Community Commercial designation include retail centers and professional office space, and typically have large-scale anchors and a variety of retail outlets. Land uses associated with the Neighborhood Commercial designation are similar to those found in Community Commercial, however these uses are smaller scale and have primarily one anchor tenant, small shops, banks, small restaurants, and coffee houses. The La Quinta Village Shopping Center at the corner of Washington Street and Calle Tampico is an example of typical uses found in the Neighborhood Commercial designation. Land uses associated with the Village Commercial designation include art galleries, restaurants, cafes, apparel stores, and resort uses. These uses are found only in the Village area, south of the La Quinta Evacuation Channel and west of Washington Street. Commercial Park designations are located only in the northern portion of La Quinta, and uses within this designation include office and light industrial uses. Land uses associated with the Office designation occupy the least amount of acreage in incorporated La Quinta, as seen in Table 1. This land use is found along Washington Street north of the Whitewater Channel and consist of professional office use.

There are no industrial land uses currently within the City, however industrial designated lands are located in the Sphere of Influence. The City of La Quinta has numerous open space and park areas within the city limits. Approximately 53% of lands are set aside for parks and open space, which include Park Facilities, Open Space, Golf Course Open Space, and Watercourse/Flood Control designations. The adopted General Plan has 5,505 acres devoted to natural open space. The scenic mountains and foothills that make up the southwestern and western portion of the City are designated as continuous Open Space areas, and will continue to protect the scenic nature of the area.

Sphere of Influence

The 2002 General Plan Land Use Plan includes a Sphere of Influence area of 1,398 acres. The northern Sphere of Influence is located north of Darby Road, east of Washington Street, and west of Adams Street. The central Sphere of Influence is located north of Avenue 53, west of Monroe Street, south of Avenue 52, and east of Madison Street. The southern Sphere of Influence was located north of Avenue 60, south of Avenue 58, west of Monroe Street, east of Quarry Lane. The Sphere of Influence areas are governed by the Riverside County General Plan, until annexed into the City of La Quinta. Once incorporated, these areas fall under the land use designations proposed by the La Quinta General Plan.

The 2002 General Plan designates approximately 77% of land uses in the Sphere of Influence as Residential. Commercial and Open Space are also found, and located in the southern Sphere of Influence. The northern and central Sphere of Influence areas are currently designated as Low Density Residential, which allows up to four dwelling units per acre. As it stands, the north Sphere of Influence land use designation is consistent with the Riverside County General Plan, however the central Sphere of Influence is not. The County designations for the central Sphere of Influence include Estate Residential and Very Low Density Residential. The Estate Residential and Very Low Residential require two and one acre minimum acreage, respectively, whereas the City's Low Density Residential allows quarter acre lots. The southern Sphere of Influence is designated by the 2002 La Quinta General Plan as Low Density Residential, Medium Density Residential, Open Space, Mixed/Regional Commercial, and Major Community Facility. The County of Riverside General Plan Land Use Map shows similar land uses, except some areas in the far eastern portion, which are designated Agriculture.

Existing land uses in the northern Sphere of Influence are typical of the Low Density designation. Current land uses include vacant land, single family homes, and limited agriculture and ranching. The central Sphere of Influence is also designated as Low Density Residential, and is developed in single family dwelling units. In the southern Sphere of Influence, current land uses include vacant lands, single family homes, and golf course open space.

Planning Area 1 and 2

The 2002 La Quinta General Plan also includes two separate Planning Areas, Planning Area 1 and Planning Area 2 (see Exhibit 3). Planning Area 1 is approximately 3,850 acres located primarily east of Monroe Street, north of Avenue 62, west Jackson Street and south of Avenue 52. Planning Area 2 is approximately 8,191 acres, and includes the area east of Jackson Street, as shown in Exhibit 3. The Riverside County General Plan governs the two Planning Areas. The 2002 La Quinta General Plan created land use designations for these areas in anticipation of potential future annexation.

The 2002 La Quinta General Plan designates 90%, or 3,457.8 acres, of Planning Area 1 as Residential. Approximately 2,998.4 acres, or 80% of all residential lands, is Low Density Residential. Other land use designations include Medium Density Residential, Medium-High Density Residential, Community Commercial, Neighborhood Commercial, Open Space, and Golf Course Open Space. Planning Area 1 is not consistent with the County's General Plan Land Use Map, as the County designations show most of the area as Agriculture. The only portion consistent with the County is in the southwestern portion of Planning Area 1, which shows Medium High Density Residential and Open Space designations in both plans. Planning Area 1 is also included in the City's Agriculture/Equestrian Overlay, which allows agricultural and equestrian land uses to continue until otherwise developed.

Existing land uses within Planning Area 1 are typical of the Agriculture designation of the County of Riverside General Plan, rather than designations provided under the 2002 La Quinta General Plan. Land uses include vacant parcels, agricultural uses, and very low density residential uses.

Planning Area 2 is the larger of the two Planning Areas, accounting for 8,191.7 acres. Residential designations make up approximately 82% of all land uses with 90% designated as Low Density Residential. There are 380.1 acres of commercial uses, including Mixed/Regional Commercial, Community Commercial, and Office. Planning Area 2 is the only area to have industrial lands. Approximately 380.3 acres, or 5%, of lands are within the Industrial land use designation. Other land use designations include Major Community Facilities and Open Space. Planning Area 2 is

inconsistent with the County General Plan as the County Land Use Map shows the majority of land under the Agriculture designation. Areas that are consistent include an area near Jackson Street and Avenue 54, which is designated Low Density Residential, and the Kohl Ranch Specific Plan area on the southeastern portion of Planning Area 2. Planning Area 2 also includes the City's Agriculture/Equestrian Overlay.

Existing land uses within Planning Area 2 are also more typical of the Agriculture designation, found under the County of Riverside General Plan, than designations provided under the 2002 La Quinta General Plan. Land uses include vacant parcels, polo fields, agricultural uses, and very low density residential uses. Two larger subdivisions exist along Jackson Street, located south of Avenue 54 and north of Airport Blvd.

Table 1
Current General Plan Land Use Statistical Summary

| | City Limits | | City Limits Total | Sphere of Influence | | Sphere of Influence Total | P1 | | P1 Total | P2 | | P2 Total | Grand Total |
|---|----------------|----------------|-------------------|---------------------|--------------|---------------------------|----------------|--------------|----------------|----------------|-----------------|----------------|-----------------|
| General Plan Designations | Devel-oped | Un-developed | | Devel-oped | Un-developed | | Devel-oped | Un-developed | | Devel-oped | Un-developed | | |
| VLDR Very Low Density up to 2 du/ac | 261 | 198.2 | 459.2 | | | | 0 | | 0 | 64.4 | | 64.4 | 523.6 |
| LDR Low Density up to 4 du/ac | 3,202.5 | 3,096.9 | 6,299.4 | 549.5 | 286.5 | 836 | 2,447.20 | 551.2 | 2,998.4 | 5,213.6 | 846.8 | 6,060.3 | 16,194.1 |
| MDR Medium Density up to 8 du/ac | 1,063.9 | 324.2 | 1,388.1 | 171.7 | 66.2 | 237.9 | 58.2 | 62.7 | 120.8 | 358.8 | 100.5 | 459.3 | 2,206.10 |
| MHDR Medium-High Density up to 12 du/ac | 14.5 | 69 | 83.4 | | | 0 | 259.7 | 78.9 | 338.6 | | | | 422 |
| HDR High Density up to 16 du/ac | 0.6 | 86.7 | 87.3 | | | | | | | 93.7 | 71.4 | 165.1 | 252.4 |
| Total Residential Acreage | 4,542.4 | 3,775.0 | 8,317.5 | 721.3 | 352.7 | 1,073.90 | 2,765.0 | 692.7 | 3,457.8 | 5,730.4 | 1,018.70 | 6,749.1 | 19,598.2 |
| M/RC Mixed Commercial | 87.9 | 309 | 397 | 4.5 | | 4.5 | 0 | | | 69.3 | 14.3 | 83.6 | 485 |
| CC Community Commercial | 24.2 | 93.7 | 117.9 | | | | 7.2 | 2.9 | 10 | 219.7 | 33.1 | 252.8 | 380.7 |
| NC Neighborhood Commercial | 61.8 | 50.8 | 112.5 | | | | 47.2 | 2.5 | 49.7 | | | | 162.2 |
| CP Commercial Park | | 64 | 64 | | | | | | | | | | 64 |
| O Office | | 39.9 | 39.9 | | | | | | | 43.7 | | 43.7 | 83.6 |
| TC Tourist Commercial | 206.2 | 145.3 | 351.5 | | | | | | | | | | 351.5 |
| VC Village Commercial | 64.4 | 68.8 | 133.2 | | | | | | | | | | 133.2 |
| Total Commercial Acreage | 444.5 | 771.5 | 1,216.0 | 4.5 | 0 | 4.5 | 54.4 | 5.3 | 59.7 | 332.7 | 47.3 | 380.1 | 1,660.2 |

Table 1
Current General Plan Land Use Statistical Summary

| General Plan Designations | City Limits | | City Limits Total | Sphere of Influence | | Sphere of Influence Total | P1 | | P1 Total | P2 | | P2 Total | Grand Total |
|-------------------------------|-----------------|------------------|-------------------|---------------------|------------------|---------------------------|----------------|------------------|----------------|----------------|------------------|----------------|-----------------|
| | Devel- oped | Un- developed | | Devel- oped | Un- developed | | Devel- oped | Un- developed | | Devel- oped | Un- developed | | |
| I Industrial | | | | | | | | | | 319.7 | 60.6 | 380.3 | 380.3 |
| MC Major Community Facilities | 178.3 | 13.1 | 191.3 | 2 | | 2 | 29 | | 29 | | 36.7 | 36.7 | 259 |
| P Park Facilities | 601.3 | 128 | 729.3 | | | | | | | | | | 729.3 |
| OS Open Space | 1,246.2 | 4,258.7 | 5,505.00 | | | | | 44.5 | 44.5 | 496.2 | 149.4 | 645.6 | 6,195.1 |
| G Golf Course Open Space | 3,125.3 | 986.7 | 4,111.90 | 229.8 | 88 | 317.8 | 198.8 | 59.8 | 258.6 | | | | 4,688.3 |
| W Watercourse/Flood Control | 468.9 | 132.8 | 601.7 | | | | | | | | | | 601.7 |
| Total Other Acreage | 5,619.90 | 5,519.3 | 11,139.2 | 231.8 | 88 | 319.8 | 227.8 | 104.3 | 332.1 | 815.9 | 246.6 | 1,062.5 | 12,853.6 |
| Grand Total | 10,606.7 | 10,065.8 | 20,672.6 | 957.6 | 440.7 | 1,398.30 | 3,047.3 | 802.3 | 3,849.5 | 6,879.0 | 1,312.70 | 8,191.7 | 34,112.00 |
| Total Acreage | 10,606.7 | 10,065.8 | 20,672.6 | 957.6 | 440.7 | 1,398.3 | 3,047.3 | 802.3 | 3,849.5 | 6,879.0 | 1,312.7 | 8,191.7 | 34,112.0 |

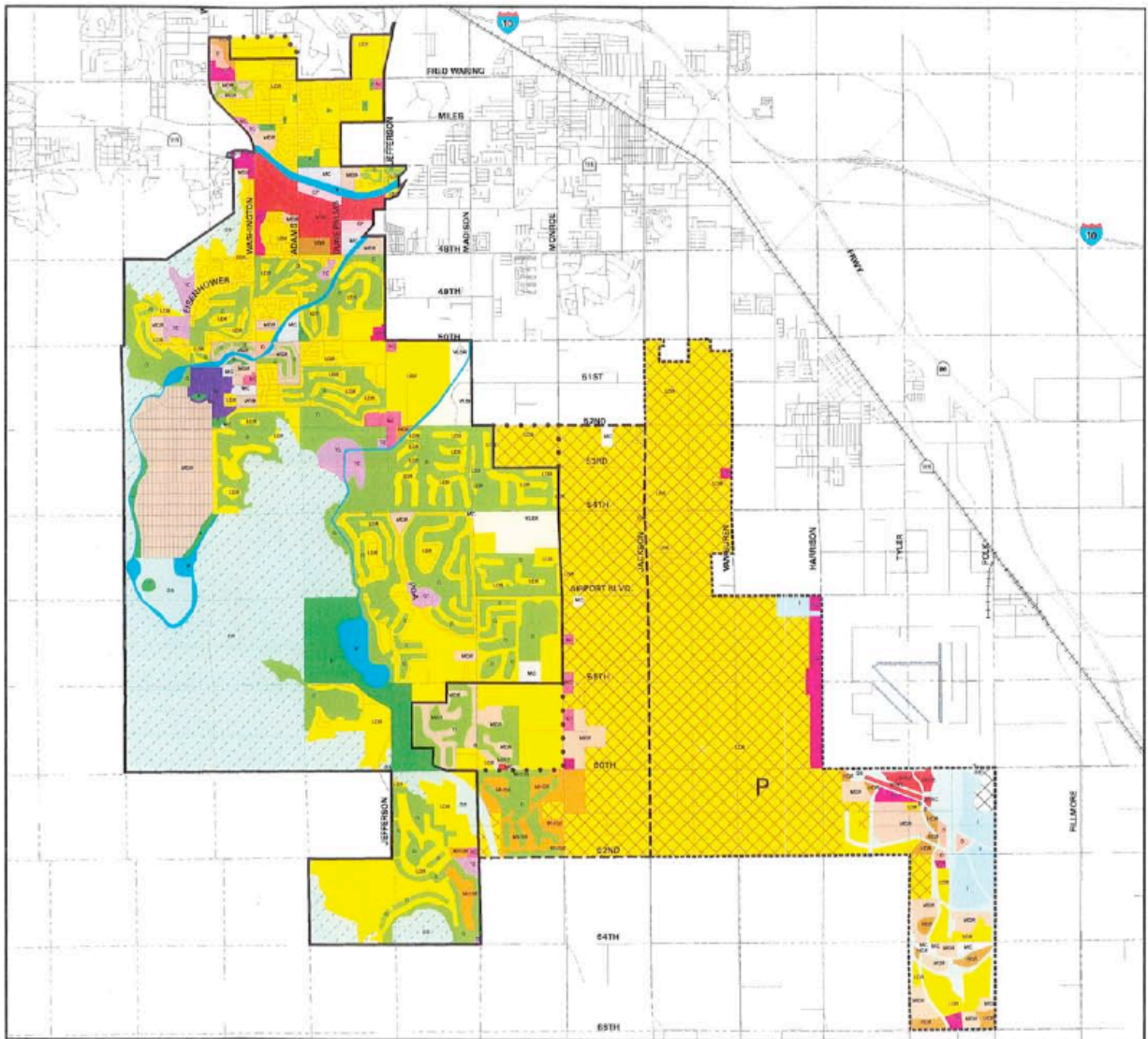


EXHIBIT 3

City of La Quinta

2002 General Plan Land Use Map

LEGEND

Residential Land Uses

- VLDL Very Low Density up to 2 du/ac
- LDL Low Density up to 4 du/ac
- MDL Medium Density up to 8 du/ac
- MLDL Medium-High Density up to 12 du/ac
- HDL High Density up to 16 du/ac
- Hillside Overlay
- Agricultural/Quarantine Overlay

Commercial Land Uses

- MURC Mixed Regional Commercial
- CC Community Commercial
- NC Neighborhood Commercial
- CP Commercial Park
- CO Office
- TC Tourist Commercial
- VC Village Commercial

Other Land Uses

- I Industrial
- MC Major Community Facilities
- P Park Facilities
- OS Open Space
- C Golf Course/Open Space
- W Waterscourse/Flood Control
- P Fixing Park Designation

Infrastructure

- Roads
- Township/Range Section
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

Scale
1"=2,000'

0 4,000 8,000 12,000
Feet

Riverside County Vicinity Map

Map Prepared on: June 19, 2002
Map Prepared by: Aerial Information Systems
Map Version No. 6

NORTH

Surrounding Land Uses

The City of La Quinta is located in the eastern Coachella Valley along the base of the Santa Rosa Mountains. A number of jurisdictions surround the City, including the cities of Palm Desert, Indian Wells, Indio, Coachella, and the County of Riverside. Starting on the north side of the City, the surrounding land uses fall within the jurisdictions of Palm Desert, Indian Wells, and unincorporated Riverside County. The land uses within these jurisdictions are very similar to northern portion of La Quinta and include low-density residential neighborhoods, commercial uses, and entertainment facilities. The Indian Wells Tennis Garden, which is situated just west of Washington Street in Indian Wells, is a 55-acre tennis and entertainment facility that includes a year-round, world-class tennis club, and a 16,000 seat stadium.

Land uses to the northeast and east are within the jurisdictions of Indio, Coachella and unincorporated Riverside County, and are primarily commercial, residential, and agricultural uses. The City of Indio has numerous large commercial centers nearby, including the Indio Plaza Shopping Center and the Indio Fashion Mall along Highway 111. Residential uses in Indio and Coachella tend to be more typical of the open neighborhood developments found in northern areas of La Quinta, rather than the private gated communities found in southern La Quinta. The unincorporated communities of Thermal and the Vista Santa Rosa Community lie to the east of La Quinta. The land uses in Thermal include light industrial uses, which are generally associated with agricultural production, as well as residential and commercial uses. The Jacqueline Cochran Regional Airport is located in the westerly part of Thermal, just east of the La Quinta Sphere of Influence. The Vista Santa Rosa Community is a County recognized community whose boundaries extend from Avenue 50 on the north, to Monroe Street on the west, to State Route 86 (Harrison Street) on the east, and south to Avenue 66. Vista Santa Rosa is a producer of date and a variety of seasonal crops with rural residential uses, equestrian activities and polo facilities.

The land uses to the east and south of the La Quinta General Plan Update Planning Area are within Riverside County and areas subject to Native American Tribal jurisdiction. These areas are primarily used for agricultural purposes, residential uses, and open space.

Finally, the land uses surrounding the western border of La Quinta are primarily within the County of Riverside, and are designated for open space conservation. The Santa Rosa Mountains are public lands that provide undisturbed views of majestic mountains, and provide a beautiful backdrop for La Quinta.

General Plan Update Preferred Alternative Land Use Plan

The preferred alternative land use plan proposed by the General Plan Update is shown on the General Plan Update Land Use Map (Exhibit 4). The General Plan Update addresses future development for La Quinta and the city's two Sphere of Influence areas. The Plan is proposing changes to the existing land use designations found under the 2002 General Plan. Many of the existing land use designations from the 2002 General Plan have been consolidated into new land use designations. Very Low Density Residential and Low Density Residential, for example, have been consolidated into what is now being called Low Density Residential. It is expected that the Zoning designations will remain as they currently are, and will continue to provide greater specificity relating to land use intensity.

Planning Area 1 and Planning Area 2 have also been removed and are now limited to the Sphere of Influence designated by the Local Agency Formation Commission. The northern Sphere of Influence area from the 2002 General Plan will remain the same for the updated plan. The central and southern

Sphere of Influence areas from the 2002 General Plan Land Use Map have been incorporated into the City, as reflected on the new land use plan. A detailed description of the new land use designations is provided in Table 2. Since 2002, the Local Agency Formation Commission (LAFCO) has amended the City's Sphere of Influence, and several annexations have occurred. The LAFCO action resulted in a Sphere of Influence which totals 8,102 acres, primarily east of the existing City limits. Annexations have occurred since the adoption of the 2002 General Plan: at the north end of the City, east of Washington Street in the vicinity of Darby Road; and the areas which were the central and southern Spheres of Influence; lands between Avenue 60 and Avenue 62, west of Monroe, and lands east of Monroe, between Avenues 59 and 61. Altogether, since adoption of the General Plan in 2002, approximately 2,183 acres of land have been annexed into the City.

Table 2
La Quinta General Plan
Proposed Land Use Designations

| Land Use Designation (Density) | Purpose of Land Use |
|--|---|
| Residential Land Uses | |
| Low Density Residential, (LDR) (0-4 dwelling unit per gross acres) | Low Density allows for larger lot single-family residential development, subdivisions, country club communities, and the clustering of condominiums or town homes with common area amenities. Equestrian uses are allowed on lots of 1/2 acre or larger. This is the most common land use designation in the City. |
| Medium/High Density Residential, (M/HDR) (0-16 dwelling units per gross acres) | Allows single family attached and detached units on smaller lots -- particularly in the Cove. Multi-family units including condominiums, town homes and apartments with common area amenities are also appropriate in this designation. |
| Commercial Land Uses | |
| General Commercial (GC) | Allows larger community scale shopping centers on parcels 20 acres or larger in size along major arterials. Uses in this designation include a wide range of commercial activities, including all types of retail sales, grocery stores, automobile sales, professional and medical office buildings, restaurants and similar activities. This designation also allows for Mixed Use developments, which combine residential and retail uses in one project. |
| Tourist Commercial (TC) | Allows resort hotels, tourist commercial retail developments, recreational uses, restaurants and timeshare or fractional ownership. Allows for resort mixed use activities such as single and multi-family residential units, golf courses, timeshares, RV parks and resorts with the preparation of a Specific Plan. |
| Village Commercial (VC) | Allows retail, professional office, hotels and pedestrian oriented retail development. This designation also allows for Mixed Use developments, which combine, residential and retail uses in one project. General retail stores, including all types of consumer |

Table 2
La Quinta General Plan
Proposed Land Use Designations

| Land Use Designation (Density) | Purpose of Land Use |
|--|---|
| | goods, furniture and appliance sales, auto repair and sales are permitted in this designation. Restaurants, both sit-down and fast food, gasoline service stations and general office (ancillary to retail uses) are also permitted in this designation. There is no minimum size for project sites in this designation, but assemblage of smaller parcels is encouraged. |
| Industrial Land Uses | |
| Industrial/Light Manufacturing (I/LM) | Allows for non-polluting industrial uses operating entirely in an enclosed structure. Outdoor storage is permitted if fully screened from view. Uses include clean manufacturing, airport related uses, warehousing and distribution, and mini-storage. |
| Other Land Uses | |
| Major Community Facilities | This designation is applied to existing or planned municipal, educational, non-profit and/or religious organizations, or public service facilities. Typical land uses within this designation include civic centers and other governmental offices, fire stations, schools, facilities for non-profit organizations and utility substations. |
| Open Space (OS) | This designation includes parks, open space, golf courses, and watercourses. |

Incorporated La Quinta

The General Plan Update Use Map shows the new land use designations proposed by the General Plan Update. As mentioned above, the new land use map shows changes and consolidations from the 2002 General Plan land use designations. Discussed below are the changes found throughout the incorporated portion of the General Plan Update Planning Area.

The General Plan Update proposes changes to residential land use designation definitions in the City. Very Low Density Residential, which allowed up to two units per acre, is being combined with Low Density Residential. The new designation will be called Low Density Residential, and will allow 0 to 4 units per acre. As shown in Table 3, approximately 5,847 acres, or 26% of total lands, are designated for Low Density Residential. There are 1,676 acres of vacant Low Density Residential area that will accommodate about 5,028 new units. Currently there are 19,307 dwelling units already within the Very Low and Low Density Residential land use designations. Medium Density (0-8 units per acre), Medium High Density (0-12 units per acre), and High Density (0-16 units per acre) will be consolidated into Medium/High Density Residential. Medium/High Density Residential will allow 0 to 16 units per acre. Many areas in the City including the Cove area, areas south of PGA West, and north of Highway 111, will change from Medium Density Residential to Medium/High Density Residential. The Medium High Density Residential designation found in the far southern portion of the City, west of Monroe Street and south of Avenue 60, will also change to Medium/High Density Residential. Additionally, the remaining area of High Density Residential from the 2002 General Plan will change to Medium/High Density Residential. As shown in Table 3, approximately 1,632 acres, or 7% of total lands, are designated for Medium/High Density Residential. There are 350 acres of

vacant Medium/High Density Residential available that will accommodate approximately 3,153 new units. Currently there are 2,182 multi-family units within the Medium/High Density Residential land use designation. The La Quinta General Plan Update also allows for mixed use residential to be a component of General Commercial, Tourist Commercial and Village Commercial. However, the potential for residential development in these designations cannot be currently quantified, as development standards and location will be determined in the Zoning Ordinance. These units, therefore, have not been included in the build out calculations for the City.

In summary, the La Quinta General Plan Update proposes to accommodate approximately 29,669 homes on 7,478 acres of residential land within incorporated areas. This includes 21,489 existing units and 8,180 proposed units within the incorporated areas of the City.

The General Plan Update proposes changes to commercial designations in the City. Mixed/Regional Commercial, Community Commercial, Neighborhood Commercial, Commercial Office and Commercial Park will be consolidated into the new General Commercial designation. The largest concentration of General Commercial will continue to occur along Highway 111 between Washington Street and Jefferson Street. As shown in Table 3, approximately 570 acres, or 2% of total lands, will be designated as General Commercial. Currently, based on average lot coverage of 22%, there are estimated to be 3,672,282 square feet of existing General Commercial space, and also assuming 22% building coverage, 1,786,308 square feet of space could result from future development.

Resort Mixed Use and Tourist Commercial will be consolidated into the Tourist Commercial designation. The Resort Mixed Use designation was not assigned to any parcel of land under the 2002 General Plan, but was rather designed for the preparation of a Specific Plan. According to Table 3, approximately 347 acres, or 2% of total lands, will be designated as Tourist Commercial. Currently, based on average lot coverage of 22%, there are 1,996,181 square feet of existing Tourist Commercial space, and also assuming 22% building coverage, 1,382,232 square feet of space could result from future development.

The Village Commercial designation proposed for the General Plan Update will not change from the 2002 General Plan. The Village Commercial designation occurs only within the Village area of La Quinta. Approximately 90 acres, or 0.4% of total lands, are designated for Village Commercial. Currently, based on average lot coverage of 22%, there are 741,740 square feet of Village Commercial space, and also assuming 22% building coverage, 123,623 square feet of space could result from future development. In total, the City of La Quinta General Plan Update proposes to accommodate approximately 2,802,607 square feet of new commercial space within incorporated areas.

In summary, the La Quinta General Plan Update proposes to accommodate 9,648,366 square feet of commercial land uses within incorporated areas. This includes 6,410,202 square feet of existing commercial square footage and 3,238,163 square feet of future development.

The General Plan Update proposes changes to open space and recreation designations in the City. Park, Open Space, Golf Course and Watercourse will be consolidated into the Open Space designation. The majority of Open Space in La Quinta exists in the western and southwestern portion of the City, however all golf courses, parks, lakes, and watercourses throughout the city are also designated Open Space. Table 3 shows there to be approximately 12,038.8 acres of Open Space designated for La Quinta. Open Space will account for approximately 53% of all lands within the City.

Major Community Facilities and Street Rights-of-Way designations will not change from the 2002 General Plan. Currently there are 238 acres of developed Major Community Facilities, and 160 proposed for future development. In total, 398 acres will develop as Major Community Facilities. Land set aside for Street Rights-of-Way include 1,672.0 acres that are currently developed, and 261.7 acres proposed for future development. In total, 1,933.7 acres, or approximately 8% of incorporated lands, will develop as Street Rights-of-Way.

| Table 3 Proposed Land Use Summary –City Limits | | | | | | |
|---|--------------------------|-----------------------|----------------------|-----------------------|------------------------|--------------------|
| Land Use Designation | Developed (Acres) | Vacant (Acres) | Total (Acres) | Existing Units | Potential Units | Total Units |
| Low Density Residential | 4,170.6 | 1,675.9 | 5,846.5 | 19,307 | 5,028 | 24,335 |
| Medium/High Density Residential | 1,281.4 | 350.3 | 1,631.7 | 2,182 | 3,153 | 5,335 |
| Total | 5,452.0 | 2,026.2 | 7,478.2 | 21,489 | 8,180 | 29,669 |
| | | | | | | |
| | | | | Existing SF | Potential SF | Total SF |
| General Commercial | 383.2 | 186.4 | 569.6 | 3,672,282 | 1,786,308 | 5,458,591 |
| Tourist Commercial | 208.3 | 138.6 | 346.9 | 1,996,181 | 1,328,232 | 3,324,412 |
| Village Commercial | 77.4 | 12.9 | 90.3 | 741,740 | 123,623 | 865,363 |
| Total | 668.9 | 337.9 | 1,006.8 | 6,410,202 | 3,238,163 | 9,648,366 |
| | | | | | | |
| Major Community Facilities | 238.0 | 160.0 | 398.0 | | | |
| Open Space | 6,518.0 | 5,520.8 | 12,038.8 | | | |
| Street Rights-of-Way | 1,672.0 | 261.7 | 1,933.7 | | | |
| Grand Total | 14,548.9 | 8,306.6 | 22,855.5 | | | |

Sphere of Influence

The Sphere of Influence boundaries have changed since the 2002 General Plan. As shown in the General Plan Update Land Use Map, Exhibit 4, there are two Sphere of Influence areas, including a northern portion and the eastern portion. The northern Sphere of Influence is located north of Fred Waring Drive and east of Washington Street, at Darby Road. The boundaries for the northern Sphere of Influence are the same as they were in the 2002 General Plan. The eastern Sphere of Influence includes the area east of Monroe Street. The boundaries for the eastern Sphere of Influence have changed from the 2002 General Plan due to recent annexations and interest to reduce the overall size of the Sphere. Exhibit 4 reflects changes that have occurred and shows the new boundary. The new eastern Sphere of Influence boundary includes lands primarily east of Monroe Street, south of Avenue 52, west of Harrison Street, and north of Avenue 62. A small area east of Monroe Street, directly north and south of Avenue 60, is included in the incorporated City.

The General Plan Update currently designates those lands in the northern Sphere of Influence as Low Density Residential. Low Density Residential is also the main designation proposed for the eastern

Sphere of Influence. According to Table 4, 7,379.1 acres, or approximately 91% of total Sphere of Influence lands, are designated for Low Density Residential. Medium/High Density Residential land uses are minimal in the Sphere of Influence, as only 24 total units are proposed under this designation. Approximately 20,731 new residential units are proposed in the Sphere of Influence. Currently, there are only about 786 units total in the Sphere of Influence. A large portion of the Sphere of Influence to the east of the City consists of the unincorporated community of Vista Santa Rosa. Although the Low Density Residential land use designation has been applied to Vista Santa Rosa, policy in the General Plan Update will require the master planning of the area after adoption of the General Plan, to address specific issues of density, equestrian lifestyle, and associated items important to the community.

Non-residential designations are also proposed in the Sphere of Influence, including General Commercial, Industrial/Light Manufacturing, and Major Community Facilities. These designations will occur only in the eastern Sphere of Influence. General Commercial designations are proposed along Monroe Street, Van Buren Street and Harrison Street. According to Table 4, 285.1 acres, or approximately 2,732,170 square feet of space could occur in the General Commercial designation, primarily on the west side of Harrison Street, adjacent to the Jacqueline Cochran Airport. Currently, assuming 22% building coverage, there are estimated to be 273,121 square feet of existing commercial uses within the General Commercial land use designation in the Sphere of Influence. Industrial/Manufacturing lands are proposed along Airport Blvd. and Harrison Street, and will accommodate 611,408 square feet of space for industrial use. There are currently no industrial/light manufacturing uses in the Sphere of Influence. Major Community Facilities are also found in the eastern Sphere of Influence and will provide 29.8 total acres for municipal services, schools and similar public and quasi-public facilities. Currently most of these facilities are built, as only 1.6 acres are available for future development. In regards to Street Rights-of-Way, the Sphere of Influence will see 318.5 acres devoted to this land use, with most occurring in future development.

| Table 4 Proposed Land Use Summary – Sphere of Influence Only | | | | | | |
|---|--------------------------|-----------------------|----------------------|-----------------------|------------------------|--------------------|
| Land Use Designation | Developed (Acres) | Vacant (Acres) | Total (Acres) | Existing Units | Potential Units | Total Units |
| Low Density Residential | 567.0 | 6,812.7 | 7,379.7 | 786 | 20,438 | 21,224 |
| Medium/High Density Residential | 0.2 | 24.4 | 24.6 | - | 293 | 293 |
| Total | 567.2 | 6,837.1 | 7,404.3 | 786 | 20,731 | 21,517 |
| | | | | | | |
| | | | | Existing SF | Potential SF | Total SF |
| General Commercial | 28.5 | 256.6 | 285.1 | 273,121 | 2,459,049 | 2,732,170 |
| Total | 28.5 | 256.6 | 285.1 | 273,121 | 2,459,049 | 2,732,170 |
| | | | | | | |
| | | | | Existing SF | Potential SF | Total SF |
| Industrial/Lgt. Mfg. | 0.0 | 63.8 | 63.8 | - | 611,408 | 611,408 |
| Total | 0.0 | 63.8 | 63.8 | - | 611,408 | 611,408 |
| | | | | | | |
| Major Community Facilities | 28.2 | 1.6 | 29.8 | | | |
| Street Rights-of-Way | 66.9 | 251.6 | 318.5 | | | |
| Grand Total | 690.8 | 7,410.7 | 8,101.5 | | | |

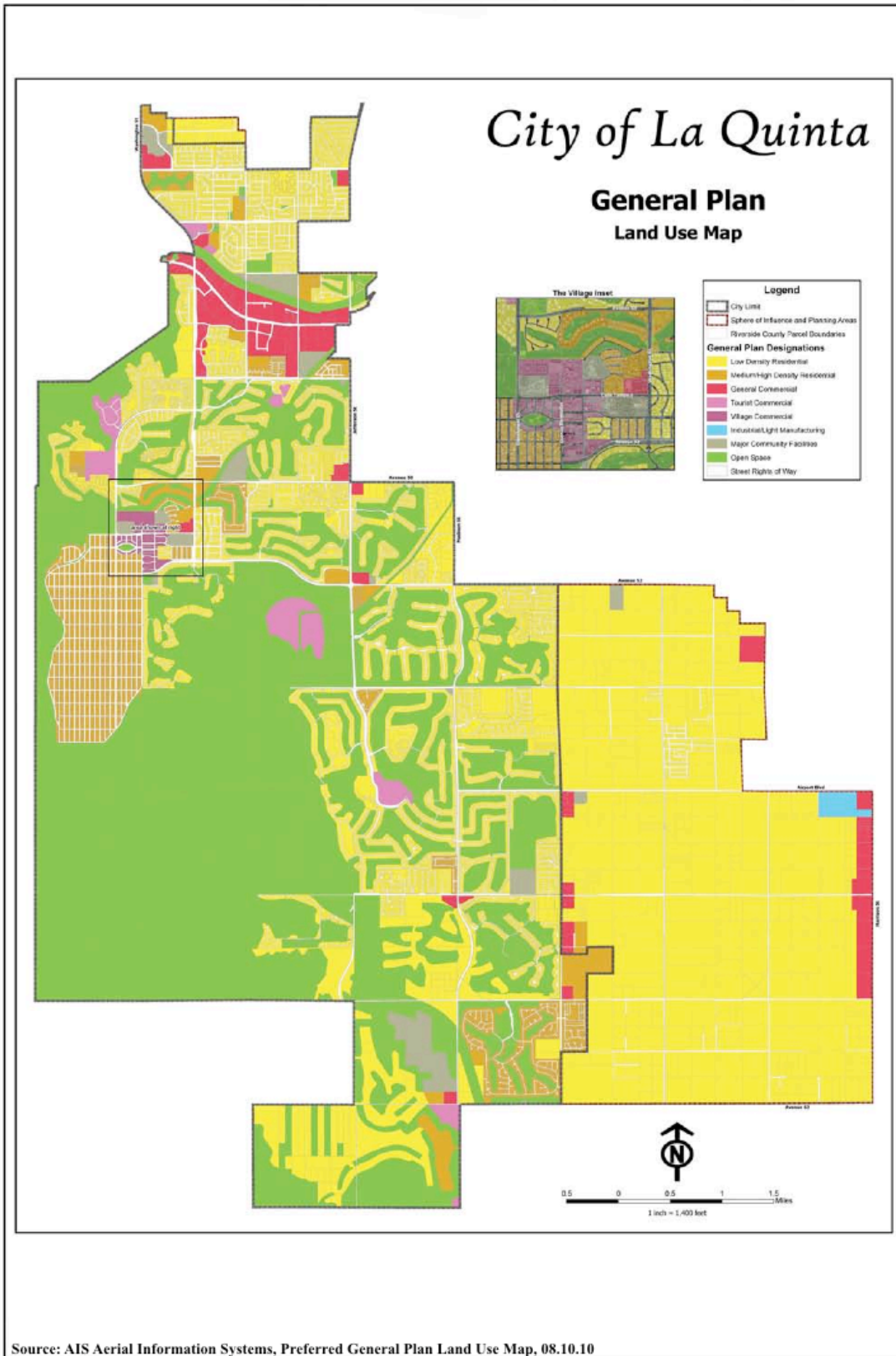
General Plan Update Total Planning Area

The La Quinta General Plan Update land use tables are summarized below in Table 5. According to the total Planning Area calculations, the General Plan Update will accommodate 28,838 new residential units among 8,863.3 acres of vacant land designated for Low Density and Medium/High Density Residential. Currently, there are approximately 22,275 existing residential units among 6,019 developed acres. A grand total of 51,113 residential dwelling units are proposed on 14,882.5 acres of land devoted to residential uses at buildout.

Approximately 5,697,212 square feet of new commercial space will be provided among General, Tourist and Village Commercial designations. Currently, there are 6,683,324 square feet of existing commercial space among all the commercial designations. A grand total of 12,380,536 square feet of commercial uses are proposed at buildout, in both the City and the Sphere of Influence.

Finally, the General Plan Update is proposing 63.8 acres of Industrial/Light Manufacturing, and 162 acres of new Major Community Facilities. Currently, there are zero acres developed as industrial uses, and 266 acres developed as Major Community Facilities.

| Table 5 Proposed Land Use Summary -- Total | | | | | | |
|---|------------------------------|---------------------------|--------------------------|---------------------------|----------------------------|------------------------|
| Land Use Designation | Developed (Acres) | Vacant (Acres) | Total (Acres) | Existing Units | Potential Units | Total Units |
| Low Density Residential | 4,737.6 | 8,488.6 | 13,226.2 | 20,093 | 25,466 | 45,559 |
| Medium/High Density Residential | 1,281.6 | 374.7 | 1,656.3 | 2,182 | 3,372 | 5,554 |
| Total | 6,019.2 | 8,863.3 | 14,882.5 | 22,275 | 28,838 | 51,113 |
| | | | | Existing SF | Potential SF | Total SF |
| General Commercial | 411.7 | 443.0 | 854.7 | 3,945,403 | 4,245,358 | 8,190,761 |
| Tourist Commercial | 208.3 | 138.6 | 346.9 | 1,996,181 | 1,328,232 | 3,324,412 |
| Village Commercial | 77.4 | 12.9 | 90.3 | 741,740 | 123,623 | 865,363 |
| Total | 697.4 | 594.5 | 1,291.9 | 6,683,324 | 5,697,212 | 12,380,536 |
| Industrial/Lgt. Mfg. | 0.0 | 63.8 | 63.8 | 0 | 611,408 | 611,408 |
| | | | | | | |
| Major Community Facilities | 266.2 | 161.6 | 427.8 | | | |
| Open Space | 6,584.9 | 5,520.8 | 12,038.8 | | | |
| Street Rights-of-Way | 2,362.8 | 513.3 | 2,252.2 | | | |
| Grand Total | 15,239.7 | 15,717.3 | 30,957.0 | | | |



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the following checklist.

| | | | | | |
|---|-------------------------------|---|------------------------------------|---|------------------------|
| X | Aesthetics | X | Agriculture Resources | X | Air Quality |
| X | Biological Resources | X | Cultural Resources | X | Geology /Soils |
| X | Hazards & Hazardous Materials | X | Hydrology / Water Quality | X | Land Use / Planning |
| X | Mineral Resources | X | Noise | X | Population / Housing |
| X | Public Services | X | Recreation | X | Transportation/Traffic |
| X | Utilities / Service Systems | X | Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

| | |
|---|--|
| | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| X | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| I. AESTHETICS -- Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? (La Quinta General Plan Exhibit 3.6 "Image Corridors") | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (California DOT: www.dot.ca.gov) | | X | | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Project Description) | X | | | |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (Project description) | X | | | |

I.

- a. Although the General Plan Update project is not a construction project, the Plan will provide policy and programs to facilitate new development within the incorporated areas, as well as the proposed Sphere of Influence. The 2002 General Plan Exhibit 3.6 "Image Corridors" provides a good indication of where existing image corridors, or scenic vistas exist. The General Plan will provide policies and programs to protect scenic vista areas, and the City Zoning Ordinance will provide regulations related to building bulk and mass. Review of future development plans will provide any mitigation needed to protect scenic vistas. Further assessment of substantial adverse effect on a scenic vista should be made in the EIR.
- b. The grading and construction activities that will occur as a result of implementation of the General Plan Update have potential to damage scenic resources, including vegetation, rock outcroppings, and historic buildings. No portion of the Planning Area is adjacent to or visible from an officially designated state scenic highway according to the California Department of Transportation. A number of recorded historic-period buildings exist in the La Quinta Planning Area. Potential impacts to these structures from implementation of the General Plan, and mitigation to reduce any such impacts to less than significant levels, will be discussed in the EIR.
- c. The implementation of the La Quinta General Plan Update will allow for continued urbanization and the potential to degrade the existing visual character of the City and surrounding areas. Land clearing, grading and construction activity have the potential to impact existing scenic resources, especially in the Sphere of Influence, which is predominantly agricultural in nature. Future development is expected to be compatible with existing land uses, nonetheless, these issues should be further addressed in the EIR.

- d. The City of La Quinta enjoys good visibility of dark night skies due to desert dry air. Dark nighttime skies are considered a valued scenic resource. The General Plan Update will facilitate development that has the potential to create substantial light and glare from increased urbanization. The EIR will include further analysis and mitigation measures.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
| II. AGRICULTURE RESOURCES: Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (California Department of Conservation) | X | | | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (California Department of Conservation) | X | | | |
| c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (General Plan Update Land Use Map, RCIP) | X | | | |

II.

- a. According to the Riverside County Important Farmland Map of 2008, the California Department of Conservation has identified lands in the far eastern portion of incorporated La Quinta, and areas in the Sphere of Influence as Prime Farmland and Unique Farmland. Prime Farmland are lands that have the best combination of physical and chemical features able to sustain long-term agricultural production, and Unique Farmland has lesser quality soils used for growing the State's leading crops. The General Plan Update designates these areas for future residential and commercial development. Potentially Significant impacts to these lands will be further assessed in the EIR.
- b. The General Plan Update will provide new land use designations for the City and Sphere of Influence. Currently the Sphere of Influence is under County jurisdiction, which designates some of these lands for Agricultural use. The General Plan Update proposes residential, commercial, and industrial use designations, which have the potential to conflict with the County's existing zoning. Annexation of these areas into the City of La Quinta will allow these lands to be under designations set by the General Plan Update. It is unknown whether any lands within the General Plan planning are under Williamson Contract. The long-term impacts to lands currently agriculturally designated, and under the Williamson Act need to be identified and evaluated in the EIR.
- c. The General Plan Update proposes to re-designate lands under the County of Riverside General Plan from agriculture to residential, commercial, and industrial uses. The General Plan Update, therefore, will result in the conversion of farmland to non-agricultural uses. This potential significant impact should be further assessed in the EIR.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| III. AIR QUALITY: Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? (2007 Air Quality Management Plan) | | | X | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (2007 Air Quality Management Plan) | X | | | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (2007 Air Quality Management Plan) | X | | | |
| d) Expose sensitive receptors to substantial pollutant concentrations? (General Plan Land Use Map) | X | | | |
| e) Create objectionable odors affecting a substantial number of people? (General Plan Land Use Map) | | X | | |
| f) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment? (SCAQMD) | X | | | |
| g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (SCAQMD) | X | | | |

III.

- a. The General Plan Update Planning Area is located within the South Coast Air Quality Management District (SCAQMD). The SCAQMD's jurisdiction consists of two air basins, including the South Coast Air Basin, and the Riverside County portion of the Salton Sea Air Basin, which includes the Coachella Valley. In 2007, the SCAQMD finalized the 2007 Air Quality Management Plan (AQMP), which proposes policies and measures to achieve federal standards for healthful air quality for all SCAQMD areas, including Salton Sear Air Basin. The La Quinta General Plan Update does not propose to

conflict with the implementation of the AQMP. However, as changes in the land use map are proposed, potential increases in intensity could result in greater air emissions, and thereby conflict with the Plan. Issues related to the AQMP will be further assessed in the EIR.

- b. The La Quinta General Plan Update proposes new land use designations that may generate particulate matter (PM_{2.5} and PM₁₀), pollutant emissions that are subject to local and regional air quality plans. Buildout of the proposed General Plan Planning Area, which includes the Sphere of Influence, has the potential to result in exceedances of established SCAQMD air quality thresholds. Issues related to potential violation of an established air quality standard will be further assessed in the EIR.
- c. According to the SCAQMD's 2007 Air Quality Management Plan, the Coachella Valley exceeds the federal ozone standard and is classified as a "serious" ozone non-attainment area. Temporary impacts such as grading and construction of future development caused by the proposed General Plan Update are expected to result in a net increase in these pollutants. Permanent impacts and increases in pollutants from mobile sources such as automobiles and other vehicular traffic, and stationary sources such as HVAC systems, also have potential to generate pollutants during the buildout of the General Plan Planning Area. The level of impacts should be analyzed and appropriate mitigation measures set forth in the EIR.
- d. The proposed General Plan Update has the potential to facilitate development of new facilities considered sensitive receptors, such as day care facilities, schools, and elder care facilities. Sensitive receptor exposure to pollutant concentrations will be evaluated in the EIR.
- e. The La Quinta General Plan Update proposes primarily a mix of low-density residential and commercial uses. A small area in the eastern portion of the Sphere of Influence is designated as industrial and light manufacturing, which may create limited amounts of objectionable odors. The General Plan Update does propose to change land uses in the Sphere of Influence from the County's agriculture designation to non-agricultural uses, which may help alleviate existing odors related to agricultural production. Potential impacts should be further evaluated in the EIR.
- f. The La Quinta General Plan Update proposes land use designations in the Sphere of Influence that would facilitate urbanization in areas currently used for agricultural purposes. Increased activities related to urbanization, such as automobile use, energy demand, and construction activities, would potentially increase levels of known greenhouse gases including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (NO₂), ozone (O₃) and hydrofluorocarbons. Potential significant impacts to greenhouse gas production should be further evaluated in the EIR.
- g. A Greenhouse Gas Reduction Plan for the City of La Quinta is currently being developed to provide general information about greenhouse gases and climate change. The Plan will help determine the 2005 inventory and baseline, the 2020 forecast under business as usual conditions, and the proposed reduction measures that will enable the City of La Quinta to achieve the targeted reduction level. The goal of the Plan is to limit greenhouse gas emissions that contribute to climate change. Potential significant impacts related to greenhouse gases must be analyzed in the EIR in the context of the Greenhouse Gas

Reduction Plan, and any other plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| IV. BIOLOGICAL RESOURCES -- Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (CVMSHCP, p. ES-1 ff) | X | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (CVMSHCP, p. ES-1 ff) | X | | | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (CVMSHCP, p. ES-1 ff) | | X | | |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (CVMSHCP, p. ES-1 ff) | | X | | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (CVMSHCP, p. ES-1 ff) | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (CVMSHCP, ES-1) | | | X | |

IV.

- a. A number of plants and animals occurring within the La Quinta General Plan Planning Area are considered special status species, which includes species listed as threatened or endangered by federal and state governments. The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was finalized in 2008 to address the need for conservation of unfragmented habitat areas for a number of special status species. The General Plan Update will abide by the CVMSHCP and provide policies and programs intended to protect these species, including protection of sensitive habitats. A biological resources study will be prepared for the General Plan Update, to determine what species could be impacted by the buildout of the General Plan, and what mitigation measures may be needed to reduce impacts to these species. The EIR should further evaluate potential impacts to sensitive species.
- b. The City of La Quinta and the Sphere of Influence contain areas of valuable habitat that support special status species. Many of these threatened species are located within the sandy flats and dunes and Sonoran Desert Scrub habitats found throughout the Planning Area. There are several ephemeral stream courses and natural water courses present in the Planning Area. The potential for future development associated with the General Plan Update to impact these resources should be further assessed in the EIR.
- c. There are numerous ephemeral streams and waterways in the Planning Area, although no wetlands are known. The Whitewater River/Coachella Valley Storm Channel bisects the northern portion of the General Plan Planning Area. Any future development project under the General Plan Update that proposes to alter a streambed or bank of a potential wash will require site-specific California Streambed Alteration Agreement permitting with the California Fish and Game Code. The potential for future development associated with the General Plan, and the impact on these resources, should be further assessed in the EIR.
- d. The General Plan Planning Area includes a variety of migrating avian species. Many of these avian species rely on nesting habitats found throughout the Planning Area including Desert Dry Wash Woodland habitats. Many of the migrating bird species are not designated as species of concern; however, nearly all of them are protected by the Migratory Bird Treaty Act. The CVMSHCP provides conservation areas to protect habitat necessary for these migrating birds. The General Plan Update will facilitate development on lands currently vacant and that may be used as corridors by wildlife, and therefore has the potential to impede ability of wildlife to move throughout the Planning Area. The General Plan will abide by the CVMSHCP in regards to preserving important corridors and habitat areas, however the EIR should further evaluate impacts to migratory wildlife.
- e. The City of La Quinta does not have goals, policies, programs, or ordinances, such as a tree preservation policy or ordinance, which mandates the protection of specific biological resources. The City of La Quinta's participation in the CVMSHCP provides preservation and conservation of special status species found throughout the region. These issues will further be evaluated in the EIR.
- f. The General Plan Update Planning Area is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a regional conservation planning effort that encompasses approximately 1.2 million acres of the Coachella

Valley, including the City of La Quinta and Sphere of Influence. The CVMSHCP and Final EIR/EIS were released in early 2006 for local jurisdiction approval, and were finalized in 2008. The CVMSHCP's goal is to minimize and mitigate impacts related to the taking of many special status species and provide for conservation of lands associated with such species. The City of La Quinta has signed a Memorandum of Understanding, otherwise known as the "Planning Agreement", to participate in efforts of the CVMSHCP. The buildout of the General Plan, as it relates to implementation of the CVMSHCP, must, however, be considered in the EIR, to assure that it is consistent with the requirements of that Plan.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| V. CULTURAL RESOURCES -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5' (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff) | | X | | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5' (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff) | | X | | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff) | | X | | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (2002 LQ General Plan, MEA, p.97-ff, p. 88-ff) | | | X | |

V.

- a. Based on cultural resources surveys, the Planning Area is known to contain a number of historical sites. Therefore, future development facilitated by implementation of the General Plan Update has potential to result in alteration or destruction of historical resources. The General Plan includes policies and programs, including review of development plans to assess potential impacts to cultural resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.
- b. Based on past archaeological resource surveys, the Planning Area is known to contain a number of archaeological sites. Therefore, future development facilitated by implementation of the General Plan Update has the potential to result in alteration or destruction of archaeological resources. The General Plan includes policies and programs, including review of development plans to assess potential impacts to archaeological resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.
- c. Invertebrate fossils have been discovered primarily in the southern portion of the General Plan Planning Area, south of Avenue 52 and east of Jefferson Street, in areas known to have been within the ancient Lake Cahuilla beds. The General Plan Update includes policies and programs, including review of development plans to assess potential impacts to paleontological resources and continued preservation efforts, which are expected to reduce potential impacts to less than significant levels. These issues should, nonetheless, be addressed in the EIR.

- d. California law requires that any human remains found when excavations occur be reported to law enforcement. Further, law enforcement is required to determine if the remains have the potential to be culturally significant to local Native American Tribes, and to contact the Tribes if they are determined to be so. The General Plan Update policies will abide by California law and include communication with Native American groups to mitigate any significant impact related to disturbing of human remains. These issues should, nonetheless, be addressed in the EIR.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| VI. GEOLOGY AND SOILS -- Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (2002 LQ General Plan, MEA, p.97-ff.,) | | X | | |
| ii) Strong seismic ground shaking? (2002 LQ General Plan, MEA, p.97-ff.,) | | X | | |
| iii) Seismic-related ground failure, including liquefaction? (2002 LQ General Plan, MEA, p.97-ff.,) | X | | | |
| iv) Landslides? (2002 LQ General Plan, MEA, p.97-ff.,) | | X | | |
| b) Result in substantial soil erosion or the loss of topsoil? (2002 LQ General Plan, MEA, p.97-ff.,) | | X | | |
| c) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property (2002 LQ General Plan, MEA, p.97-ff.,) | | | X | |
| d) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (2002 LQ General Plan, MEA, p.97-ff.,) | | X | | |

VI.

a.

- i. The General Plan Update Planning Area is not located within the boundaries of an Alquist-Priolo Earthquake Hazard Zone. The San Andreas Fault Zone, which is a mapped Alquist-Priolo Earthquake Fault Zone, is located approximately 3.5 miles northeast of the General Plan Planning Area. The close proximity to the San

Andreas Fault Zone would expose people to extreme shaking from an earthquake within the Fault zone, however because the Planning Area is not within the zone, implementation of the General Plan Update would not expose people to a surface rupture within the Fault Zone. The General Plan Update will provide policies and programs that will lessen effects of nearby surface rupture associated with a geological event. Surface rupture concerns will be further evaluated in the EIR.

- ii. There are several earthquake faults in proximity to the General Plan Update Planning Area, including the San Andreas Fault zone, San Jacinto fault zone and others. As mentioned earlier, the San Andreas Fault zone is approximately 3.5 miles from the Planning Area, and the San Jacinto is approximately 16.3 miles southwest of the area. The San Andreas Fault zone has the potential to cause a magnitude 8.0, according to the California Geological Survey. The Planning Area would experience significant ground shaking during an earthquake on nearby faults, as seen from previous earthquakes. Future development within the proposed General Plan area has potential to expose people and structures to hazards associated with strong seismic groundshaking, however strict building codes and the policies and programs from the General Plan Update should help mitigate impacts to less than significant levels. Issues related to seismic ground shaking should be further assessed in the EIR.
 - iii. Earthquakes can cause seismic-related ground failure, including liquefaction and slope failure. Liquefaction occurs in saturated, loose, or fine-to medium-grained sands and silty soil typically in areas where shallow groundwater tables exist. Extreme seismic shaking causes water to fill pores between soil grains and thus can cause soils to lose strength and behave like liquid or semi-viscous substances. Liquefaction can cause buildings to sink, tilt, or slump and buried structures, such as septic tanks, to rise above the ground surface. The eastern portion of the General Plan Planning Area exhibits soils that have moderate to high liquefaction susceptibility. Potential significant impacts need to be assessed in the EIR.
 - iv. Slope failure is another seismic related ground failure and occurs when seismic shaking causes unstable slopes to produce landslides and rockfalls. The foothills and mountains in the southern and western portions of the General Plan Update Planning Area is susceptible very high slope failure. The General Plan Update will provide policies and programs to address seismic related ground failure, however potential significant impacts need to be assessed in the EIR.
- b. The General Plan Update Planning Area is susceptible to erosion due to extreme topographic relief between the valley and the surrounding mountains. The various soil, rock, and vegetation scattered throughout these areas contribute to conditions favorable to erosion, runoff, and sedimentation processes. Strong winter rains, monsoon storms and wildfires can further contribute to erosion along steep slopes. Strong winds also cause erosion in the undeveloped sandy dunes found in the northern portion of the Planning Area are also susceptible to erosion. Natural erosion is exacerbated by human activities such as agriculture and land development, including grading, alteration of natural drainage patterns, soil compaction, cut and fill slopes, and decrease in impermeable surfaces. Erosion caused by future development activities proposed by the General Plan Update, has the potential to affect soils. The General Plan Update policies and programs

would provide mitigation measures to reduce significant effects related to substantial soil erosion or the loss of topsoil. The EIR will further assess erosion issues.

- c. Expansive soils include fine-grained soils, such as silt and clay, which can undergo significant volumetric changes due to changes in moisture content. The La Quinta General Plan Planning Area is susceptible to expansive soils, particularly in eastern portions of the Planning Area, including the Sphere of Influence. The General Plan Update will address mitigation measures to reduce soil expansion associated with development. Risks associated with expansive soil should be further evaluated in the EIR.
- d. The Coachella Valley Water District is responsible for sanitary sewage collection in the entire General Plan Update Planning Area. Many homes and business south of Airport Blvd within the Sphere of Influence, however, currently operate on individual private septic systems. It is anticipated that development proposed after the General Plan Update will require connecting to CVWD sewage lines. The suitability of soils in areas that will continue to support septic systems or alternative wastewater treatment systems should be further evaluated in the EIR.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| VII. HAZARDS AND HAZARDOUS MATERIALS --Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (2002 LQ General Plan MEA, p. 95 ff.) | | X | | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (2002 LQ General Plan MEA, p. 95 ff.) | | X | | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (2002 LQ General Plan MEA, p. 95 ff.) | | X | | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? www.envirostor.dtsc.ca.gov) | | X | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map) | | X | | |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (General Plan land use map) | | | | X |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (2002 LQ General Plan MEA p. 95 ff) | | X | | |

| | | | | |
|--|--|--|---|--|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (2002 LQ General Plan MEA p. 95 ff) | | | X | |
|--|--|--|---|--|

VII.

- a. The La Quinta General Plan Planning Area and Sphere of Influence are located near four hazardous materials transportation corridors. The Southern Pacific Railroad, U.S.-Interstate 10, are located approximately 2.5 miles north of the Planning Area and State Highway 86 occurs immediately east of the Sphere of Influence. State Highway 111 runs through the northern portion of the Planning Area. All four transportation corridors have the potential to be involved in the transport of hazardous wastes and materials. The proposed General Plan Update will facilitate continued urbanization that may result in development that includes the production, storage, use or transport of hazardous or toxic materials. Potential hazards to existing and future development should be further assessed in the EIR.
- b. The City of La Quinta General Plan Update Planning Area is primarily a residential community, with some commercial and agricultural related uses. The Planning Area does not have heavy industrial uses that have the potential to release large amounts of hazardous materials, however smaller scale hazardous/toxic materials generators, such as dry cleaning facilities, agricultural uses, auto repair shops, and gas stations exist and could potentially release hazardous materials into the environment. The City also has high-pressure natural gas transmission and supply lines that are 2 to 8 inches in diameter and traverse most of the developed areas of the City, including along Washington Street, Highway 111, and Harrison Street right-of-ways. The General Plan Update will facilitate new development in the Planning Area, which may increase the number of smaller scale hazardous material generators. The General Plan Update will provide goals, policies, and programs to alleviate the risk associated with the release of toxic and hazardous materials through land use planning. Risk associated with release of hazardous materials into the environment should be further addressed in the EIR.
- c. The General Plan Update will facilitate new development, which may include both new schools and additional small-scale hazardous material generators. The Plan, however, will provide policies and programs that discourage incompatible land uses, such as hazardous emission generators locating adjacent to schools. Through careful review of development plans and good land use planning, the General Plan Update is expected to minimize impacts associated with emitting hazardous waste within one-quarter mile of an existing or proposed school, however the EIR should further address these issues.
- d. The General Plan Update Planning Area, which includes the Sphere of Influence, is not on a list of hazardous materials sites compiled pursuant to Government Code 65962.5. However, the EIR will need to further assess if any hazardous sites exist that could potentially create a significant hazard to the public or environment.
- e. The Bermuda Dunes Airport occurs 2.5 miles north of the City limits. The City is outside that airport's area of influence. The Jacqueline Cochrane Regional Airport is located east

of the Sphere of Influence portion of the General Plan Update Planning Area, directly east of Harrison Street. The proposed General Plan Update would facilitate primarily light industrial and commercial development in proximity to the airport. Potential adverse impacts to future development in proximity to the airport should be further assessed in the EIR.

- f. The General Plan Update Planning Area does not occur in the vicinity of any private airstrip, therefore future development proposed by the General Plan will have no impact on safety of future populations residing in the area. No further discussion of this issue is necessary.
- g. The General Plan Update Planning Area is subject to significant environmental hazards such as earthquakes, floods, and other hazards which can threaten life and property in the area. The City of La Quinta developed the City's Multi-Hazard Functional Plan in 1996 to prepare for emergency situations. New development facilitated by the proposed General Plan Update is not expected to interfere with Multi-Hazard Functional Plan, however the EIR should address impacts associated with new development and population growth on the adopted emergency response plan.
- h. The General Plan Update Planning Area is situated in a region subject to wildland fires due to topographic relief, and areas containing brush-covered hillsides. The western portion of the Planning Area is located at the base of the Santa Rosa Mountains, which is vegetated with sparse Sonoran Creosote Bush Scrub, Desert Dry Wash Woodland communities, and Sonoran Mixed Woody and Succulent Scrub. The region is also subject to strong winds and extreme summer daytime temperatures. The General Plan provides policies and programs to ensure adequate provision of fire protection services and emergency services accessibility to development. The EIR should thoroughly assess potential adverse impacts to future development.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| VIII. HYDROLOGY AND WATER QUALITY -- Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? (2002 LQ General Plan MEA, p. 93 ff.) | | X | | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (2002 LQ General Plan MEA, p.92 ff.) | X | | | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (2002 LQ General Plan MEA, p.107-ff.) | | X | | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (2002 LQ General Plan MEA, p.107-ff.) | | X | | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (2002 LQ General Plan MEA, p.107-ff.) | | X | | |
| f) Otherwise substantially degrade water quality? (2002 LQ General Plan MEA, p.92-ff.) | | X | | |

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|--|--|---|---|--|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (2002 LQ General Plan MEA, p.107-ff.) | | X | | |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (2002 LQ General Plan MEA, p.107 ff.) | | X | | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (2002 LQ General Plan MEA, p. 107-ff.) | | X | | |
| j) Inundation by seiche, tsunami, or mudflow? (2002 LQ General Plan MEA, p. 107-ff.) | | | X | |

VIII.

- a. Groundwater quality in the Coachella Valley is considered generally good to excellent, however concentrations of total dissolved solids continue to threaten water quality. Increases in total dissolved solids have occurred due to agricultural production, use of fertilizers at golf courses, and continued importation of Colorado River water. The City of La Quinta, however, participates in the National Pollution Elimination System (NPDES), which requires adoption of stormwater management plans and programs to reduce effects of pollutants entering stormwater systems. Effluent from septic systems also threaten water quality, and many existing uses within the Sphere of Influence are currently operating with septic systems. Waste discharge leakage has the potential to violate discharge requirements. The General Plan Update will facilitate new development into the Planning Area, and may cause a reduction in water quality, however goals, policies, and programs are expected to help reduce impacts on water quality. The EIR should further analyze impacts associated with water quality.
- b. The Coachella Valley is located in the Whitewater River Sub-basin. Within the Whitewater Sub-basin, the Valley is broken further into the upper Thermal and lower Thermal subareas. The expansion of development and agriculture in the Coachella Valley, and particularly in the lower Thermal sub-basin, over which La Quinta occurs, has been shown to deplete groundwater storage supplies. The Coachella Valley Water District (CVWD) and Desert Water Agency import water from the Metropolitan Water District of Southern California (MWD) to recharge groundwater in the Whitewater Sub-basin in the Upper Thermal subarea. The CVWD also operates a recharge facility south of Lake Cahuilla in the lower Thermal subarea to recharge local groundwater supplies. The proposed General Plan Update will facilitate new development, which may result in reduction of groundwater due to increased consumption and increased amount of impervious areas. The EIR should further assess potential impacts to groundwater resources.

- c. The City of La Quinta and Sphere of Influence are located in a desert climate, however periodic summer monsoonal rains and winter storms can cause intense long and short-duration rainfall. The main storm channels in the City include the Coachella Valley Stormwater Channel, located north of Highway 111, and Bear Creek, located in the Cove. The General Plan Update will facilitate new development in the Planning Area, which may lead to increased impervious surfaces and therefore increased drainage into existing stormwater channels. The increased discharge into stormwater channels may create impacts related to erosion or siltation, both within and outside the Planning Area. The General Plan Update will include policies and programs to require on-site stormwater management improvements, however the EIR should further address issues related to drainage.
- d. The City of La Quinta and Sphere of Influence can experience long and short-duration rainfall events during summer monsoonal rains and winter storms. Storm runoff generally flows into channels in the City, including the Coachella Valley Stormwater Channel, located north of Highway 111, and the La Quinta Evacuation Channel, located in the Cove. The General Plan Update will facilitate new development in the Planning Area, which may lead to increased impervious surfaces and therefore increased drainage into existing stormwater channels. The increased discharge into stormwater channels may potentially create impacts related flooding, both within and outside the Planning Area. The General Plan Update will include policies and programs to require on-site stormwater management improvements, however the EIR should further address issues related to flooding.
- e. Occasional intense rainfall events can occur in the Planning Area during summer monsoons and winter storms. These large rainfall events may exceed the capacity of stormwater drainage systems and cause substantial additional sources of polluted runoff. The majority of the General Plan Update Planning Area, and especially the Sphere of Influence, is located on the flat valley floor. New development caused by the implementation of the General Plan Update, may create additional impervious surfaces and increase runoff. The management of local drainage is the responsibility of the City, while regional drainage is maintained by the Coachella Valley Water District. The General Plan Update will provide policies and programs to address project-generated runoff on-site, and improvements to the City's stormwater management system. Impacts related to excessive runoff should be further evaluated and discussed in the EIR.
- f. The General Plan Update will facilitate new development and increased urbanization within the Planning Area. Increased urbanization will result in a larger amount of impervious surfaces, including streets, sidewalks, parking lots, and buildings. These impervious surfaces have the potential to collect pollutants, such as car oil, paints, degreasers, fertilizers, nitrates, total dissolved solids, salts, tire residue, and other pollutants. Increased runoff due to rainfall, car washing, and general washing has the potential to collect pollutants and carry them into stormwater drainage systems and further into groundwater sources, thereby degrading water quality. The City of La Quinta participates in the National Pollution Discharge Elimination System (NPDES), which requires adoption of stormwater management plans and programs to reduce effects of pollutants entering stormwater systems. Impacts related to increased water quality degradation should be further evaluated in the EIR.

- g., h. Federal Emergency Management Agency (FEMA) maps show areas of high risk, moderate and low risk, and undetermined risk areas. According to the Master Drainage Plan for the City of La Quinta, all developed areas within city limits are now outside the 100-year flood zone. Areas in the city that are shown in Zone A, which are high risk areas, are primarily restricted to flood control channels, detention or retention basins, and golf course locations. FEMA maps continue to show, however that many areas in the city limits and Sphere of Influence are in Zone X, which are moderate and low risk areas susceptible to 500-year floods. The General Plan Update includes policies and programs intended to avoid and reduce flood-related hazards and will abide by programs such as the Master Drainage Plan. The EIR should further address these issues.
- i. The California Office of Emergency Services indicates there are no existing dams that have the potential to inundate the La Quinta General Plan Update Planning Area. Lake Cahuilla is a water storage facility with more than 50-acre feet of capacity, located in the city limits in the western portion of the city. The lake does not fall under the purview of the Division of Dam Safety because an artificial barrier or dam does not impound it. Throughout the General Plan Update Planning Area, levees and dikes exist that have the potential to fail. CVWD and the County Flood District have studied these facilities for failure. The General Plan Update will provide policies and programs to limit risk associated with a failed levee and restrict development away from major drainage channels. The EIR should further evaluate the potential impacts of a failed dam or levee.
- j. The City and its Sphere of Influence are not located near a coastline and therefore not subject to risk associated with a tsunami. The mudflow risk in the Planning Area is most likely to occur along the base of the foothills and in the alluvial fan portions of the city, however, the development of drainage channels such as the Bear Creek Channel and the La Quinta Evacuation Channel in the Cove area, help mitigate the risk associated with mudflow. Inundation caused by seiche is associated with aboveground water tanks, which have the potential to fail and rupture during strong ground shaking. According to the Coachella Valley Water District, there are ten water reservoirs in the La Quinta General Plan Planning Area. The reservoirs are constructed of welded steel and are built to current seismic standards. Another concern is seiche from Lake Cahuilla. The programs and policies set forth in the La Quinta General Plan Update will address the effects and impacts associated with seiche, and should be further addressed in the EIR.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| IX. LAND USE AND PLANNING - Would the project: | | | | |
| a) Physically divide an established community? (Aerial photo) | | X | | |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (2002 General Plan, Riverside County RCIP) | | | X | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (CVMSHCP, ES-1) | | | X | |

IX.

- a. The proposed General Plan Update will facilitate new development within the City of La Quinta and Sphere of Influence. The physical change in the region from increased urbanization has the potential to significantly alter the existing character, especially in the Sphere of Influence, from an agricultural community to an urbanized community. The effects of the change in character can result in physically dividing an established community. The change of character in the Sphere of Influence should be assessed in the EIR.
- b. The General Plan Update will address future development in the Sphere of Influence areas, which is currently governed by the County of Riverside. The Sphere of Influence will continue to develop under existing County land use policy unless annexed into the City of La Quinta. Impacts associated with conflicts between the goals, policies and programs established by the proposed General Plan Update and other applicable land use plans or regulations, including the current Riverside County General Plan, are considered less than significant, however the EIR should address these issues.
- c. The General Plan Update Planning Area is within the area covered by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP is a regional conservation planning effort that encompasses approximately 1.2 million acres of the Coachella Valley, including the City of La Quinta and Sphere of Influence. The CVMSHCP goal is to minimize and mitigate impacts related to the taking of special status species and provide for conservation of lands associated with such species. The City of La Quinta has signed a Memorandum of Understanding to participate in efforts of the CVMSHCP. The La Quinta General Plan Update, therefore, will have less than significant impact on the provisions set forth by the Conservation Plan.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| X. MINERAL RESOURCES -- Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (2002 General Plan, MEA p. 71 ff.) | | | X | |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (2002 General Plan, MEA p. 71 ff.) | | | X | |

X.

- a., b. The State of California Department of Conservation, Division of Mines and Geology released a report in 1988 identifying mineral resources in the Palm Springs Production-Consumption Region, which includes the General Plan Update Planning Area. The mineral resources found on the valley floor are limited to sand and gravel. The rocky outcroppings in the Little San Bernardino and Santa Rosa Mountains have potential to exhibit such mineral resources as copper, limestone, and tungsten. The majority of the General Plan Update Planning Area was determined to have little or no mineral resources. A small area southwest of Lake Cahuilla was once mined for sand and gravel, but has since been converted into a planned residential golf course. The future potential for the use of mineral resources should be further discussed in the EIR.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| XI. NOISE Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (2002 LQ General Plan MEA p. 111 ff.) | | X | | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (2002 LQ General Plan MEA p. 111 ff.) | | X | | |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (2002 LQ General Plan MEA p. 111 ff.) | X | | | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (2002 LQ General Plan MEA p. 111 ff.) | | X | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (2002 LQ General Plan MEA, p112, Jacq. Cochran Regional Airport Master Plan, p. 5-1 ff) | | X | | |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Land Use Plan) | | | | X |

XI.

- a. California Government Code 65302 requires that General Plans include a Noise Element to identify and analyze noise problems in a community and establish noise standards. The previous General Plan has created noise standards and uses the Community Noise Equivalent Level (CNEL) as a unit of measurement used to describe and numerically weight noise. CNEL relies on decibels as the unit of measurement for noise, and creates a

weighted average of the intensity of sound based on time of day. The City has previously determined that a CNEL of 65 dBA of exterior noise is acceptable in residential areas. The City has provided a list of acceptable CNEL that are compatible with varying land uses. The proposed General Plan Update will facilitate development of varying uses including residential, commercial, and industrial uses, which may result in increases in short-term construction noise and permanent noise caused by increased traffic volumes. Impacts associated with noise due to the implementation of the General Plan Update should further be studied in the EIR.

- b. The General Plan Update will facilitate development requiring short-term grading and construction activities. These construction activities may result in heavy machinery, such as bulldozers, excavators, pile drivers, and augers, to be used, and might cause temporary groundborne vibrations or an increase in groundborne noise levels. The impacts associated with groundborne vibration and groundborne noise levels should be assessed in the EIR.
- c., d. Ambient noise levels include the combination of noise from all sources near and far. Within the General Plan Update Planning Area, many existing factors, both mobile and stationary, are responsible for creating elevated levels of ambient noise, including motor vehicular traffic, railway traffic, airplanes, and mechanical noises associated with commercial, residential and other facilities. Future development facilitated by the proposed General Plan Update will result in changes to the ambient noise level. These include temporary increases generated by construction activity and permanent increases associated with traffic. The EIR should further address ambient noise levels caused by permanent and temporary activities associated with the implementation of the General Plan Update.
- e. The Jacqueline Cochran Airport currently generates noise levels of approximately 60 to 75 dBA CNEL, all of which remain within airport property. Plans are underway to expand the 17-35 runway, which is a north-south runway, by 1500 feet. The airport is situated just east of Harrison Street, near the eastern border of the General Plan Update Planning Area. Land on the west side of Harrison Street will be within the Sphere of Influence, and are designated primarily for industrial and commercial uses. Low Density Residential, however, is proposed just to the west of these commercial and industrial areas, and may be impacted by the airport noise levels. The noise impacts related to the airport, including the airport expansion, will need to be further assessed in the EIR.
- f. There are no private airstrips within or adjacent to the General Plan Planning Area.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| XII. POPULATION AND HOUSING – Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (General Plan Land Use Map) | X | | | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (General Plan Land Use Map.) | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (General Plan Land Use Map) | | | | X |

XII.

- a. The General Plan Update will facilitate new development including new residential, commercial, industrial, and major community facilities, and thus directly induce substantial population growth in the Planning Area. The new development will also create new road extensions and infrastructure, which may indirectly induce population growth outside the Planning Area. The potentially significant impacts associated with population growth should be further assessed in the EIR.
- b., c. The General Plan Update will facilitate new development within the Planning Area, however, it will not cause displacement of existing housing or people currently residing in the area. New development would occur on existing vacant land. Therefore, the General Plan Update is not expected to impact or cause the displacement of existing housing and people.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| XIII. PUBLIC SERVICES | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? (2002 LQ General Plan MEA, p. 57) | | X | | |
| Police protection? (2002 LQ General Plan MEA, p. 57) | | X | | |
| Schools? (2002 LQ General Plan MEA, p. 52 ff.) | | X | | |
| Parks? (2002 LQ General Plan MEA, p. 47 ff) | | X | | |
| Other public facilities? (2002 LQ General Plan MEA, p. 58 ff.) | | X | | |

XIII.

- a. The City of La Quinta contracts with the County of Riverside for fire services, and provides fire protection and medical response. Currently there are three fire stations within the La Quinta city limits and three others in the surrounding region, including Mecca, Coachella, and Thermal. The City of Indio also has four stations. New development caused by implementation of the General Plan Update will require additional fire protection in order to maintain acceptable service ratios. The expansion of fire protection activities may result in the need for new fire stations to accommodate appropriate response times, and therefore development of these new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new fire protection facilities, however subsequent EIR's may be necessary when it is determined where new stations will be built.
- b. The City contracts for police services through the County of Riverside. The La Quinta Police provide patrol officers, motorcycle officers, school resource officers, community service officers, investigators, gang task force members, narcotics task force, Special Enforcement Team, traffic reconstruction unit, a community policing office and citizen volunteers. The County Sheriff's Department serves unincorporated areas in the vicinity of La Quinta, including the Sphere of Influence. New development caused by implementation of the General Plan Update will require additional police protection in

order to maintain acceptable service ratios. The expansion of police protection services may result in the need for new police facilities to accommodate appropriate response times. These new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new police protection facilities, as well as the need for additional personnel.

- c. The La Quinta General Plan Update Planning Area is served by two school districts; the Desert Sands Unified School District and the Coachella Valley Unified School District. The Desert Sands Unified School District (DSUSD) serves students living west of Jefferson Street and north of Avenue 48. There are a total of 34 DSUSD schools including 20 elementary schools, 7 middle schools, 5 high schools, one continuation school and one independent study school. The Coachella Valley Unified School District (CVUSD) serves students living east of Jefferson and south of Avenue 48 in the Planning Area. The CVUSD currently operates 22 schools including 14 elementary schools, 3 middle schools, 4 high schools, and one adult school. California Government Code allows school districts to charge development fees to help finance local school services. New development caused by implementation of the General Plan Update will require additional schools to accommodate new residents. The EIR should address potential impacts associated with development of new schools, and the demand on existing facilities.
- d. The General Plan Update Planning Area has a variety of parks and recreation facilities operated by three agencies including the Riverside County Regional Parks and Open Space District, the Desert Recreation District, and the City of La Quinta Community Service Department. The Riverside County Regional Parks and Open Space District operates and maintains Lake Cahuilla County Park, located southeast of the Cove community in La Quinta. The County also maintains many of the Class I trails throughout the Planning Area. The Desert Recreation District owns and maintains Frances Hack La Quinta Community Park and the city's swimming pool at Fritz Burns Park. The City of La Quinta owns, operates, and maintains three mini-parks, five neighborhood parks, two community parks, and one recreational senior center. The City also maintains many of the multi-use trails throughout the City, and owns the SilverRock golf course, a public golf course. Future development facilitated by the proposed General Plan Update will result in additional population that is expected to utilize existing parks and result in a need for additional facilities. The Quimby Act standards allow city's to exact and require the dedication of a minimum of 3 acres of parkland per 1,000 population, or in-lieu fees, or both. The General Plan Update will facilitate future development, and therefore require the necessary allocation and development of additional parklands. The General Plan includes policies and programs intended to ensure the adequate allocation and funding of sufficient parklands. The EIR should further evaluate the impact of future development, and quantify the anticipated future need.
- e. New development caused by implementation of the General Plan Update will require additional facilities such as libraries, medical facilities, public utility facilities, and other community facilities to accommodate new growth. The development of new facilities may cause significant environmental impacts. The EIR should address potential impacts associated with development of new community facilities.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
| XIV. RECREATION -- | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Project description; General Plan Exhibit 5.1) | | X | | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (2002 LQ General Plan, MEA p.48-ff.) | | X | | |

XIV.

- a. New development caused by implementation of the General Plan Update will increase the population in the area, and therefore increase usage of existing neighborhood parks, regional parks, and recreation facilities. An increase in usage of these facilities may cause impacts related to physical deterioration. The EIR should quantify the potential impact, and provide adequate mitigation to assure physical deterioration is limited.
- b. The increase in population and demand will require development of new parks and facilities. The Quimby Act standards allow cities to exact or require the dedication of a minimum of 3 acres of parkland per 1,000 population from developers when new development occurs. The General Plan Update will address the development of additional park and recreation and facilities needed to accommodate a growing population. The EIR should quantify the potential impact, and provide adequate mitigation to assure an adequate level of park land for build out conditions.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|-------------------------------------|------------------------------|-----------|
| XV. TRANSPORTATION/TRAFFIC -- Would the project: | | | | |
| a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (2002 LQ General Plan, MEA, p.29) | X | | | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (2002 LQ General Plan, MEA, p.17 ff.) | X | | | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No air traffic involved in project) | | | X | |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (2002 LQ General Plan MEA, p. 31) | | | X | |
| e) Result in inadequate emergency access? (Application materials) | | | X | |
| f) Result in inadequate parking capacity? (Project description) | | | X | |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (2002 LQ General Plan, MEA, p.17 ff.) | | | X | |

XV.

- a. As reported in the 2002 General Plan, average daily traffic counts were expected to double as a result of the estimated buildout. The proposed General Plan Update will facilitate additional development and population growth and potentially result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on

roads, or congestion at intersections. The EIR should further assess the potential significant impacts related to increase traffic.

- b. The General Plan Update will encourage new growth in the Planning Area and result in increased traffic loads and capacity of the street system. The City of La Quinta established an acceptable minimum Level of Service (LOS) of “D” in the 2002 General Plan. The traffic study provided for the 2002 General Plan analyzed 20 intersections in the Planning Area, and all intersections were operating at acceptable levels, or at LOS “D” and above. The extent to which future development could exceed established LOS standards for designated roads is unclear and will be assessed in the EIR.
- c. The General Plan Update will encourage new growth in the Planning Area and may potentially increase in the amount of people using the Jacqueline Cochran Airport, however impacts to air traffic volumes are expected to be minimal. Impacts, therefore, are determined to be less than significant and will be addressed in the EIR.
- d. The General Plan Update will facilitate new development in the Planning Area and potentially increase traffic volumes on existing roads. According to the 2002 General Plan Master Environmental Assessment, existing intersections are operating at acceptable LOS “D”. The General Plan Update will create policies and programs to reduce traffic hazards and avoid creating dangerous intersections. The Planning Area also has numerous agricultural areas that may create incompatible uses, such as farm equipment using local roads. The General Plan Update will reduce farm equipment on roadways, as land uses will change from agricultural uses to residential, commercial and industrial uses. Impacts related to hazardous design features and incompatible uses, therefore, are expected to be less than significant but will be discussed in the EIR.
- e. The General Plan Update will facilitate additional population growth throughout the Planning Area and will increase demand for emergency services. The goals, policies, and programs of the General Plan Update will alleviate concerns related to emergency access by encouraging development of new facilities, such as new fire stations, police facilities, and medical facilities to accommodate the growing population. The EIR should address issues related to emergency service and access.
- f. The General Plan Update will encourage new growth in the Planning Area and will increase vehicle use and parking demand. The Plan, however, will provide new policies and programs to encourage public transit, non-vehicular transit, and adequate parking facilities for new developments. The EIR should further assess impacts related to parking capacity.
- g. The existing General Plan 2002 highlights multi-purpose trails, and routes safe for golf carts, that provide for alternative modes of transportation. The new General Plan Update will continue to provide policies and programs that promote alternative modes of transportation, thus reducing impacts to less than significant. The EIR should further address this issue.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|-------------------------------------|------------------------------|-----------|
| XVI. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (General Plan MEA, p. 58 ff.) | | X | | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.) | X | | | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (General Plan MEA, p. 58 ff.) | X | | | |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (General Plan MEA, p. 58 ff.) | X | | | |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (General Plan MEA, p. 58 ff.) | | X | | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (General Plan MEA, p. 58 ff.) | | X | | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (General Plan MEA, p. 58 ff.) | | | X | |

XVI.

- a. The Coachella Valley Water District (CVWD) operates and maintains sewage collection facilities for the La Quinta General Plan Update Planning Area. The CVWD currently operates two wastewater facilities including the Avenue 38 wastewater plant and the Mid-Valley Reclamation Plant. CVWD continuously increases capacity of these plants as development occurs. The General Plan Update will facilitate new development which will generate additional wastewater effluent into wastewater treatment facilities. The new Plan will meet the requirements set forth by the CVWD. However the EIR should further address these impacts.
- b. As described above, there are two wastewater treatment facilities already in place in the region. CVWD is able to increase capacity of its wastewater treatment plants through construction of new ponds, aeration plants, and other infrastructure. The expansion of these facilities, or the need for new wastewater facilities, has the potential to create significant impact to the environment. The EIR should further address the potential significant environmental impacts associated with new or expanded wastewater facilities.
- c. The General Plan Update will facilitate new development in the Planning Area, which would require construction of new stormwater drainage facilities. The City of La Quinta is responsible for building and maintaining local storm drains. The City requires that new development install on-site retention basins capable of handling runoff from a 100-year storm. Development of new storm drainage facilities has the potential to cause significant environmental impacts. The EIR will further assess these potential impacts.
- d. The Coachella Valley Water District provides potable water to the General Plan Update Planning Area. The CVWD has numerous wells and reservoirs used to provide water for residents. The General Plan Update will facilitate new population growth and increased water demand, and will provide policies and programs related to minimizing such demand. The EIR should quantify the impacts associated with increased water demand and determine whether CVWD has sufficient water supplies available to serve General Plan buildout.
- e. The Coachella Valley Water District provides wastewater treatment to the City of La Quinta. The General Plan Update will facilitate development and result in increased wastewater demand. CVWD is able to increase capacity of its wastewater treatment plants through construction of new ponds, aeration plants, and other infrastructure. The EIR should further address impacts to CVWD and whether it has adequate capacity to serve the increased demand from the Planning Area.
- f., g. Burrtec Waste Industries, Inc. serves the La Quinta General Plan Planning Area for solid waste collection and disposal services. Future solid waste generated by the proposed General Plan Update would be transported to several regional landfills. The General Plan Update will encourage new population growth, and thus generate increased solid waste disposed of into landfills. The Plan will provide policies and programs to reduce impacts related to solid waste, such as recycling programs, however the EIR should assess the existing capacities of local landfills and address the impacts associated with solid waste disposal at buildout.

| | Potentially Significant Impact | Less Than Significant w/ Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE -- | | | | |
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (2002 LQ General Plan, MEA, p.74) | X | | | |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? | X | | | |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | X | | | |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | X | | | |

XVII.

- a. A number of plants and animals occurring within the La Quinta General Plan Planning Area are considered special status species, which includes species listed as threatened or endangered by federal and state governments. The Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) was finalized in 2008 to address the need for conservation of unfragmented habitat areas with special status species. The General Plan Update will abide by the CVMSHCP and provide policies and programs intended to protect these species, including protection of sensitive habitats. The EIR should analyze impacts to these species, and impacts to sensitive species not covered by the CVMSHCP, in order to quantify the level of impact, and determine what mitigation measures will be required.

The Planning Area is known to contain a number of historical and archaeological sites. These sites are considered significant, and warrant proper protection under federal, state, and local statutes and regulations. Future development has the potential to disturb sites not yet known in the City and its Sphere of Influence. The EIR should fully assess this potential and provide appropriate mitigation.

- b. The General Plan Update has potential to result in short-term benefits to the disadvantage of long-term environmental goals. However, the General Plan Update will be providing a Sustainable Community Section that will highlight goals, policies and programs intended to reduce short-term impacts to long-term environmental goals. The EIR shall further evaluate the short-term versus long-term goals.
- c. The General Plan Update is proposing new land use designations and policies for the City of La Quinta and Sphere of Influence. Changes to existing land use will inevitably encourage increased urbanization, especially in the Sphere of Influence. Although each new development project may only have individually limited impacts on an environmental resource, the approval of each additional future development project will create impacts that may be cumulatively considerable on various environmental resources. The EIR should determine what impacts are cumulatively considerable.
- d. The General Plan Update will facilitate continued urbanization, which may result in direct and indirect adverse impacts to human beings. Some of the direct impacts caused by new development may include increased traffic hazards, exposure to noxious odors and chemicals from various uses, and temporary air pollution caused by construction activities. Indirect impacts may include exposure to hazards associated with strong seismic ground shaking caused by nearby faults, threats to limited water sources, and impacts to air quality. These potentially significant impacts should be fully evaluated in the EIR.